



Ciaran Brannigan
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/24 Dering Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$690,000

Median sale price

Median price \$726,444

House

X

Unit

Suburb Diamond Creek

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Indicative Selling Price

\$660,000 - \$690,000

Median House Price

June quarter 2017: \$726,444



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



27a Collins St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$730,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: 5

Property Type: House (Res)



9/311 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$675,000

Method: Expression of Interest

Date: 18/08/2017

Rooms: 6

Property Type: Townhouse (Single)

3RD PROPERTY: 3/8-10 Fyffe Street, Diamond Creek. Townhouse 3 Bed, 2 Bath, 2 Car SOLD \$665,000 on 10th July 2017