

#### 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              | 20 Moray Street, Diamond Creek Vic 3089 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

### Indicative selling price

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

| Range between | \$660,000 | & | \$700,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$837,850  | Hou | ise X     |   | Unit |        |      | Suburb | Diamond Creek |
|---------------|------------|-----|-----------|---|------|--------|------|--------|---------------|
| Period - From | 01/07/2017 | to  | 30/06/201 | 8 |      | 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.

| Add | dress of comparable property         | Price     | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1   | 31 Bishop Av DIAMOND CREEK 3089      | \$715,000 | 16/03/2018   |
| 2   | 11 Grassy Flat Rd DIAMOND CREEK 3089 | \$697,000 | 14/07/2018   |
| 3   | 57 Broad Gully Rd DIAMOND CREEK 3089 | \$672,000 | 16/08/2018   |

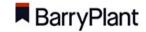
#### OR

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.





**Account** - Barry Plant | P: 03 94381133







Rooms: 5

**Property Type:** House (Res) **Land Size:** 540 sqm approx

Agent Comments

Indicative Selling Price \$660,000 - \$700,000 Median House Price Year ending June 2018: \$837,850

## Comparable Properties



31 Bishop Av DIAMOND CREEK 3089 (REI/VG) Agent Comments

Price: \$715,000 Method: Private Sale Date: 16/03/2018 Rooms: 5

Property Type: House

Land Size: 542 sqm approx



11 Grassy Flat Rd DIAMOND CREEK 3089

(REI/VG)

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**Price:** \$697,000 **Method:** Auction Sale **Date:** 14/07/2018 **Rooms:** 4

Property Type: House Land Size: 404 sqm approx Agent Comments



57 Broad Gully Rd DIAMOND CREEK 3089

(REI)

**–** 3 **–** 2 **–** 

Price: \$672,000 Method: Private Sale Date: 16/08/2018 Rooms: 5

Property Type: House Land Size: 587 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 94381133





Generated: 05/09/2018 14:36