

# 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

19 Bruce Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2018 to 30/09/2019 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	27 Anne St DIAMOND CREEK 3089	\$890,000	09/11/2019
2	212 Main Hurstbridge Rd DIAMOND CREEK 3089	\$862,000	26/10/2019
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.~~

This Statement of Information was prepared on: 13/11/2019 17:10



 4  2  6

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1273 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending September 2019: \$760,000

## Comparable Properties

**27 Anne St DIAMOND CREEK 3089 (REI)**

Agent Comments

 4  2  6

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 822 sqm approx



**212 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI)**

Agent Comments

 3  2  5

**Price:** \$862,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1375 sqm approx

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.