

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale

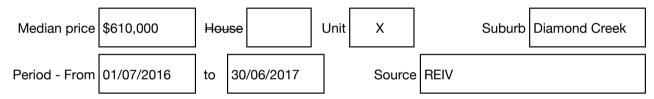
Address	1/88 Broad Gully Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000

#### Median sale price



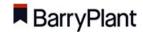
## Comparable property sales

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:

Property Type: Unit

Land Size: 388 Approx sqm

approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending June 2017: \$610,000

# Comparable Properties

2/42 Haley St DIAMOND CREEK 3089 (REI)

💾 3 📥 2 🎏

Price: \$555,500 Method: Auction Sale Date: 03/06/2017 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



1/118 Main Hurstbridge Rd DIAMOND CREEK

3089 (REI)

**=** 3 **=** 1 **=** 

Price: \$520,000 Method: Private Sale Date: 17/07/2017 Rooms: 6

Property Type: Flat/Unit/Apartment (Res)

Land Size: 474 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.

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