

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

1/88 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$610,000

House

Unit

X

Suburb

Diamond Creek

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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.



 2  1  1

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)

[Agent Comments](#)

 3  2  1

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



1/118 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  1  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.