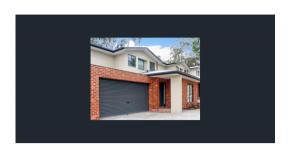


Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2017: \$590,000



2 2

Rooms: 5

Property Type: Townhouse **Land Size:** 244.6 sqm Agent Comments

Comparable Properties



16/6 Amaroo Ct DIAMOND CREEK 3089 (REI)

📕 3 늘 2 🛱 2

Price: \$647,000 **Method:** Private Sale **Date:** 03/02/2017

Rooms: -

Property Type: Townhouse (Single)

11/6 Amaroo Ct DIAMOND CREEK 3089 (REI)

1 3 **1** 2 **1** 2

Price: \$636,500 Method: Private Sale Date: 12/12/2016

Rooms: -

Property Type: Townhouse (Res)

14/6 Amaroo Ct DIAMOND CREEK 3089 (REI)

🛏 3 **📥** 2 🛱

Price: \$636,500 **Method:** Private Sale **Date:** 12/12/2016

Rooms: -

Property Type: Townhouse (Res)

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Agent Comments

Agent Comments

Agent Comments



Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	Unit 3/8-10 Fyffe 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	\$600,000	&	\$660,000

Median sale price

Median price	\$590,000		Unit X	Su	burb Diamond Creek
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16/6 Amaroo Ct DIAMOND CREEK 3089	\$647,000	03/02/2017
11/6 Amaroo Ct DIAMOND CREEK 3089	\$636,500	12/12/2016
14/6 Amaroo Ct DIAMOND CREEK 3089	\$636,500	12/12/2016

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