



 3  2  2

Rooms: 5

Property Type: Townhouse

Land Size: 244.6 sqm

Agent Comments

Comparable Properties



16/6 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  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)

Agent Comments

 3  2  2

Price: \$636,500

Method: Private Sale

Date: 12/12/2016

Rooms: -

Property Type: Townhouse (Res)

14/6 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$636,500

Method: Private Sale

Date: 12/12/2016

Rooms: -

Property Type: Townhouse (Res)

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	Unit 3/8-10 Fyffe Street, Diamond Creek Vic 3089
---	--

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	Suburb	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