

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 | 3 Cooraminta Place, 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 | \$650,000 | & | \$680,000 |
|---------------|-----------|---|-----------|
| | | 1 | |

Median sale price

| Median price | \$789,000 | Hou | ıse X | Unit | | Suk | burb | Diamond Creek |
|---------------|------------|-----|------------|------|--------|------|------|---------------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------------|-----------|--------------|
| 1 | 41 Broad Gully Rd DIAMOND CREEK 3089 | \$685,000 | 06/04/2019 |
| 2 | 3 Campbell St DIAMOND CREEK 3089 | \$645,500 | 05/03/2019 |
| 3 | 1/37 Chapman St DIAMOND CREEK 3089 | \$635,000 | 24/12/2018 |

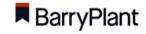
OR

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.





Account - Barry Plant | P: 03 94381133







Rooms:

Property Type: House **Agent Comments**

Indicative Selling Price \$650,000 - \$680,000 **Median House Price** Year ending March 2019: \$789,000

Comparable Properties



41 Broad Gully Rd DIAMOND CREEK 3089

(VG)





Price: \$685,000 Method: Sale Date: 06/04/2019

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments











Price: \$645.500 Method: Private Sale Date: 05/03/2019

Rooms: -

Property Type: House Land Size: 362 sqm approx

1/37 Chapman St DIAMOND CREEK 3089







Agent Comments

Price: \$635,000 Method: Private Sale

Date: 24/12/2018 Rooms: 4

Property Type: House

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Generated: 21/06/2019 09:41