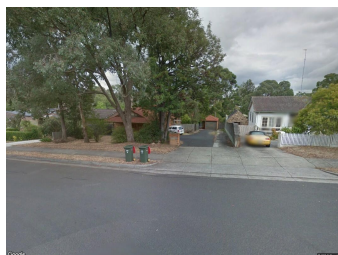


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/18 BRUCE STREET, DIAMOND**

3 1 1

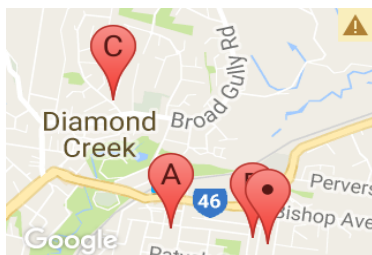
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$580,000 to \$638,000**

Provided by: Tony Scatigno, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**DIAMOND CREEK, VIC, 3089**

**Suburb Median Sale Price (House)**

**\$685,750**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2/40 HALEY ST, DIAMOND CREEK, VIC 3089**

3 2 1

**Sale Price**

**\*\$555,500**

Sale Date: 03/06/2017

Distance from Property: 649m



**23 PHIPPS CRES, DIAMOND CREEK, VIC 3089**

3 1 1

**Sale Price**

**\*\$640,000**

Sale Date: 13/05/2017

Distance from Property: 110m



**1 KALMAINE CRT, DIAMOND CREEK, VIC 3089**

3 1 1

**Sale Price**

**\$647,000**

Sale Date: 22/02/2017

Distance from Property: 1.5km



This report has been compiled on 14/06/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address  
Including suburb and

2/18 BRUCE STREET, DIAMOND CREEK, VIC 3089

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$685,750

House

X

Unit


Suburb

DIAMOND CREEK

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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.

Address of comparable	Price	Date of sale
2/40 HALEY ST, DIAMOND CREEK, VIC 3089	*\$555,500	03/06/2017
23 PHIPPS CRES, DIAMOND CREEK, VIC 3089	*\$640,000	13/05/2017
1 KALMAINE CRT, DIAMOND CREEK, VIC 3089	\$647,000	22/02/2017