

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	2/4 Brooks Crescent, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$615,000	House		Unit	X	Suburb	Diamond Creek
Period - From	01/04/2017	to	31/03/2018	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.

	Address of comparable property	Price	Date of sale
1	2/44 Main St DIAMOND CREEK 3089	\$650,000	17/03/2018
2	1/47 Haley St DIAMOND CREEK 3089	\$602,000	24/03/2018
3	1a Fraser St DIAMOND CREEK 3089	\$598,000	09/12/2017

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.



 2  2  1

Rooms: 4
Property Type: Unit
Land Size: 248 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 Year ending March 2018: \$615,000

Comparable Properties



2/44 Main St DIAMOND CREEK 3089 (REI)

Agent Comments

 2  1  2

Price: \$650,000
Method: Private Sale
Date: 17/03/2018
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 340 sqm approx



1/47 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2  1  2

Price: \$602,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit
Land Size: 250 sqm approx



1a Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2  1  1

Price: \$598,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: House (Res)
Land Size: 355 sqm approx