

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

3 Patyah Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$742,500

House

X

Unit

Suburb

Diamond Creek

Period - From 01/07/2018

to

30/09/2018

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	27 Egan St DIAMOND CREEK 3089	\$709,000	23/06/2018
2	15 Parook Ct DIAMOND CREEK 3089	\$703,500	05/07/2018
3	98 Broad Gully Rd DIAMOND CREEK 3089	\$650,000	23/07/2018

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.



3 0 1

Rooms:

Property Type: House (Res)

Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median House Price

September quarter 2018: \$742,500

Comparable Properties



27 Egan St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Price: \$709,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 797 sqm approx

15 Parook Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 0 0

Price: \$703,500

Method: Private Sale

Date: 05/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 719 sqm approx



98 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 1

Price: \$650,000

Method: Private Sale

Date: 23/07/2018

Rooms: 5

Property Type: House

Land Size: 562 sqm approx