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

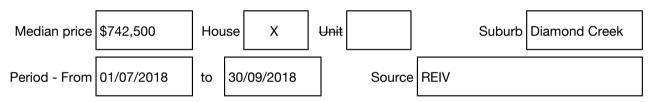
3 Patyah Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between	\$650,000	&	\$710,000
Range between	\$650,000	č.	\$710,000

Median sale price



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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

propertydata

Generated: 27/10/2018 09:18

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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)



Price: \$709,000 Method: Auction Sale Date: 23/06/2018 Rooms: 4 Property Type: House (Res) Land Size: 797 sqm approx _

Agent Comments

15 Parook Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments



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 Agent Comments (REI/VG)



Price: \$650,000 Method: Private Sale Date: 23/07/2018 Rooms: 5 Property Type: House Land Size: 562 sqm approx

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

propertydata

Generated: 27/10/2018 09:18

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

