









Rooms:

Property Type: House Land Size: 790 sqm approx

Agent Comments

Huge garage/workshop 9m x 7.5m, 4 water tanks

Indicative Selling Price \$700,000 - \$770,000 **Median House Price**

Year ending June 2017: \$730,000

Comparable Properties



24 Bishop Av DIAMOND CREEK 3089 (REI/VG) Agent Comments





Price: \$765,000 Method: Private Sale Date: 08/06/2017

Rooms: 5

Property Type: House Land Size: 793 sqm approx



12 Mitchell Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments





Price: \$750,000 Method: Private Sale Date: 21/01/2017 Rooms: -

Property Type: House Land Size: 808 sqm approx



25 Patyah St DIAMOND CREEK 3089 (REI)



Price: \$730,000 Method: Private Sale Date: 29/03/2017

Rooms: -

Property Type: House Land Size: 614 sqm approx

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken

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Agent Comments

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.



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	11 Wayland Court, 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	\$700,000	&	\$770,000
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Median sale price

Median price \$730,00	00 Hous	se X	Sul	burb Diamond Creek
Period - From 01/07/2	2016 to 30	/06/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Bishop Av DIAMOND CREEK 3089	\$765,000	08/06/2017
12 Mitchell Ct DIAMOND CREEK 3089	\$750,000	21/01/2017
25 Patyah St DIAMOND CREEK 3089	\$730,000	29/03/2017



