



 3  2  3

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

 3  2  2

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

 4  2  2

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)

Agent Comments

 3  2  2

Price: \$730,000

Method: Private Sale

Date: 29/03/2017

Rooms: -

Property Type: House

Land Size: 614 sqm approx



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

11 Wayland Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$730,000

House

X

Suburb

Diamond Creek

Period - From

01/07/2016

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