

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	27 The Parkway, 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	\$670,000	&	\$710,000
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Median sale price

Median price	\$788,000	Hou	use X	Unit		Suburb	Diamond Creek
Period - From	01/01/2018	to	31/12/2018		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.

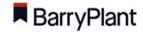
Ad	dress of comparable property	Price	Date of sale
1	26 Perversi Av DIAMOND CREEK 3089	\$728,000	27/11/2018
2	20 Haley St DIAMOND CREEK 3089	\$700,000	04/12/2018
3	7 Victoria St DIAMOND CREEK 3089	\$695,000	23/02/2019

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.















Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 937 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$710,000 **Median House Price**

Year ending December 2018: \$788,000

Comparable Properties



26 Perversi Av DIAMOND CREEK 3089 (REI/VG)



Price: \$728,000 Method: Private Sale Date: 27/11/2018 Rooms: 6

Property Type: House Land Size: 653 sqm approx **Agent Comments**



20 Haley St DIAMOND CREEK 3089 (REI/VG)





Price: \$700.000 Method: Private Sale Date: 04/12/2018 Rooms: 6

Property Type: House Land Size: 551 sqm approx **Agent Comments**

Agent Comments



7 Victoria St DIAMOND CREEK 3089 (REI)

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Price: \$695,000 Method: Private Sale

Date: 23/02/2019 Rooms: -

Property Type: House Land Size: 808 sqm approx

Account - Barry Plant | P: 03 94381133





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