



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

31 Haven Lane, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$615,000

House

Unit

X

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/12/2017

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		
2		
3		

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.



Scott Chambers
9438 4422
0409 660 321

Scott@mwmrealestate.com.au

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending December 2017: \$615,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Comparable Properties



31 Haven La DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$379,500
Method: Sale
Date: 14/08/2007
Rooms: -
Property Type: House (Previously Occupied - Detached)

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.