# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	7 Challenger Street, 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 \$650,000 &	\$710,000
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### Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/10/2018	to	30/09/2019		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

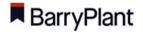
Add	dress of comparable property	Price	Date of sale
1	93 Lambert St DIAMOND CREEK 3089	\$720,000	13/11/2019
2	5 Brooks Cr DIAMOND CREEK 3089	\$677,000	16/11/2019
3	6 Stone St DIAMOND CREEK 3089	\$660,000	17/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2019 12:11









**Property Type:** House **Land Size:** 652 sqm approx Agent Comments

Indicative Selling Price \$650,000 - \$710,000 Median House Price Year ending September 2019: \$760,000

# Comparable Properties



93 Lambert St DIAMOND CREEK 3089 (REI)

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**Price:** \$720,000 **Method:** Private Sale **Date:** 13/11/2019

**Property Type:** House (Res) **Land Size:** 552 sqm approx

**Agent Comments** 



5 Brooks Cr DIAMOND CREEK 3089 (REI)

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Price: \$677,000
Method: Auction Sale

Date: 16/11/2019 Rooms: 4

Property Type: House (Res) Land Size: 585 sqm approx

**Agent Comments** 



6 Stone St DIAMOND CREEK 3089 (REI/VG)

**4** 3 **i** 

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**Price:** \$660,000 **Method:** Private Sale **Date:** 17/10/2019

Rooms: 4

Property Type: House Land Size: 1035 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 94381133



