

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	26 Fraser Street, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$660,000	&	\$690,000
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Median sale price

Median price	\$828,500	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	31/03/2018	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.~~

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.



 3  1  1`

Rooms:

Property Type: House

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median House Price

Year ending March 2018: \$828,500

Comparable Properties



31 Bishop Av DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  1

Price: \$715,000

Method: Private Sale

Date: 16/03/2018

Rooms: 5

Property Type: House



2 Wensley St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  1

Price: \$700,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx

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.