

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 27 Challenger Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$820,000 House X Unit Suburb Diamond Creek

Period - From 01/10/2017 to 30/09/2018 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	73 Haley St DIAMOND CREEK 3089	\$628,000	14/08/2018
2	14 Egan St DIAMOND CREEK 3089	\$603,000	15/10/2018
3	12 Bruce St DIAMOND CREEK 3089	\$600,000	16/07/2018

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.



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Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price

\$600,000

Median House Price

Year ending September 2018: \$820,000

Comparable Properties

73 Haley St DIAMOND CREEK 3089 (VG)

Agent Comments

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Price: \$628,000

Method: Sale

Date: 14/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 933 sqm approx



14 Egan St DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$603,000

Method: Private Sale

Date: 15/10/2018

Rooms: 4

Property Type: House

Land Size: 548 sqm approx



12 Bruce St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 16/07/2018

Rooms: 4

Property Type: House

Land Size: 466 sqm approx