



Scott Chambers

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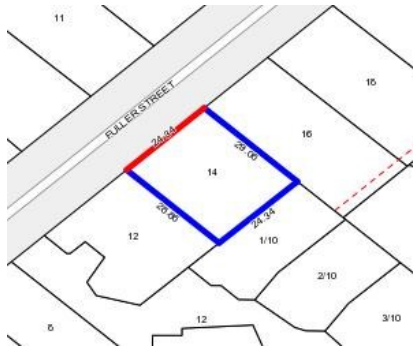
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Indicative Selling Price

\$820,000 - \$880,000

Median House Price

June quarter 2017: \$726,444



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



1 Glen View CI DIAMOND CREEK 3089 (VG)

Agent Comments

4 - -

Price: \$870,000

Method: Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 701 sqm approx



44 Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 3 2

Price: \$855,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 690 sqm approx



24 Oronsay Cr DIAMOND CREEK 3089 (REI)

Agent Comments

5 2 4

Price: \$845,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 10

Property Type: House (Res)

Land Size: 1108 sqm approx



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

14 Fuller Street, Diamond Creek Vic 3089

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$726,444

House

X

Suburb

Diamond Creek

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Glen View CI DIAMOND CREEK 3089	\$870,000	25/03/2017
44 Fraser St DIAMOND CREEK 3089	\$855,000	25/02/2017
24 Oronsay Cr DIAMOND CREEK 3089	\$845,000	20/05/2017