

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

3/12 Dering Street, Diamond Creek Vic 3089

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$635,500

House

Unit

X

Suburb

Diamond Creek

Period - From 01/07/2017

to

30/06/2018

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	2/88 Cowin St DIAMOND CREEK 3089	\$595,600	18/07/2018
2	17 Phipps Cr DIAMOND CREEK 3089	\$590,000	15/05/2018
3	1/18 Chapman St DIAMOND CREEK 3089	\$585,000	27/06/2018

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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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2018: \$635,500



3 1 0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/88 Cowin St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

3 2 1

Price: \$595,600

Method: Private Sale

Date: 18/07/2018

Rooms: 5

Property Type: House

Land Size: 323 sqm approx



17 Phipps Cr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

3 1 1

Price: \$590,000

Method: Private Sale

Date: 15/05/2018

Rooms: 4

Property Type: Unit



1/18 Chapman St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Price: \$585,000

Method: Sold Before Auction

Date: 27/06/2018

Rooms: 5

Property Type: Unit