

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	11 Grassy Flat Road, 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	\$650,000	&	\$680,000
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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	31 Bishop Av DIAMOND CREEK 3089	\$715,000	16/03/2018
2	2 Wensley St DIAMOND CREEK 3089	\$700,000	16/12/2017
3	15 Stone St DIAMOND CREEK 3089	\$650,000	23/05/2018

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.



 3  1  1`

Rooms:
Property Type: House
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
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



15 Stone St DIAMOND CREEK 3089 (REI)

Agent Comments

 2  1  -

Price: \$650,000
Method: Private Sale
Date: 23/05/2018
Rooms: 3
Property Type: House
Land Size: 560 sqm approx