

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	19 Norma Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$745,000	Н	ouse X	Su	burb Diamond Creek
Period - From 01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

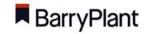
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 The Parkway DIAMOND CREEK 3089	\$745,000	28/03/2017
22 Bruce St DIAMOND CREEK 3089	\$737,000	23/05/2017
27a Collins St DIAMOND CREEK 3089	\$730,000	12/05/2017





Account - Barry Plant | P: 03 94381133







Rooms:

Property Type: House (Res) Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price \$755,000 **Median House Price** March quarter 2017: \$745,000

Comparable Properties



15 The Parkway DIAMOND CREEK 3089 (REI)

Agent Comments

Price: \$745,000 Method: Private Sale Date: 28/03/2017

Rooms: -

Property Type: House Land Size: 770 sqm approx



22 Bruce St DIAMOND CREEK 3089 (REI)

Price: \$737,000 Method: Private Sale Date: 23/05/2017

Rooms: -

Property Type: House Land Size: 862 sqm approx Agent Comments









Price: \$730,000

Method: Sold Before Auction

Date: 12/05/2017 Rooms: 5

Property Type: House (Res)

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Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 11/07/2017 15:01