

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

19 Norma Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$745,000

House

X

Suburb

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



 4  2  1

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**

 4  2  2

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) **Agent Comments**

 4  3  2

Price: \$737,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 862 sqm approx



27a Collins St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  2

Price: \$730,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: 5

Property Type: House (Res)