

# 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	52 Main Street, Diamond Creek Vic 3089
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$580,000	&	\$620,000
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### Median sale price

Median price	\$786,550	House	X	Unit		Suburb	Diamond Creek
Period - From	01/10/2018	to	31/12/2018	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	24 Kelly St DIAMOND CREEK 3089	\$617,500	08/12/2018
2	30 Bishop Av DIAMOND CREEK 3089	\$600,000	07/01/2019
3	27 Challenger St DIAMOND CREEK 3089	\$595,000	21/11/2018

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   
  2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 544.619 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$620,000  
**Median House Price**  
 December quarter 2018: \$786,550

## Comparable Properties

### 24 Kelly St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$617,500  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



### 30 Bishop Av DIAMOND CREEK 3089 (REI)

Agent Comments

 3   
  1   
  2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 07/01/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 791 sqm approx



### 27 Challenger St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3   
  1   
  -

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 21/11/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 531 sqm approx