



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

124 Broad Gully Road, Diamond Creek Vic 3089

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

Range between \$720,000 & \$792,000

Median sale price

Median price \$805,000 House ☒ Unit ☐ Suburb Diamond Creek

Period - From 01/01/2017 to 31/12/2017 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 Bishop Av DIAMOND CREEK 3089	\$745,000	09/09/2017
2 64 Broad Gully Rd DIAMOND CREEK 3089	\$735,000	27/09/2017
3 8 Perversi Av DIAMOND CREEK 3089	\$720,000	22/01/2018

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.~~



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$792,000

Median House Price

Year ending December 2017: \$805,000

Comparable Properties

2 Bishop Av DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 767 sqm approx



64 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 27/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 762 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 22/01/2018

Rooms: 5

Property Type: House

Land Size: 1007 sqm approx