

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered	for sa	le
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Address Including suburb and postcode	124 Broad Gully Road, Diamond Creek Vic 3089
Indicative selling price	;e
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

\$792,000

Median sale price

Range between \$720,000

Median price	\$805,000	Нои	ise X		Unit		Suburb	Diamond Creek
Period - From	01/01/2017	to	31/12/20	17		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

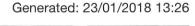
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.

Account - Mason White McDougall Diamond Creek | P: 03 9438 4422













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)

_ A

Price: \$745,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

4

Property Type: House (Res) **Land Size:** 767 sqm approx

Agent Comments

Agent Comments

Agent Comments



64 Broad Gully Rd DIAMOND CREEK 3089

(REI/VG)

3 1

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)

3 (2)

Price: \$720,000 Method: Private Sale Date: 22/01/2018

Rooms: 5

Property Type: House Land Size: 1007 sqm approx

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