

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

2/1 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$577,000

Property Type Unit

Suburb Diamond Creek

Period - From 20/09/2018

to

19/09/2019

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	1 Gregg St DIAMOND CREEK 3089	\$647,000	22/06/2019
2	1/94 Cowin St DIAMOND CREEK 3089	\$600,000	21/05/2019
3	2/22 Bishop Av DIAMOND CREEK 3089	\$572,000	08/04/2019

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.~~

This Statement of Information was prepared on:

20/09/2019 13:39



 3  2  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
20/09/2018 - 19/09/2019: \$577,000

Comparable Properties



1 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  1

Price: \$647,000
Method: Private Sale
Date: 22/06/2019
Property Type: House



1/94 Cowin St DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  2  1

Price: \$600,000
Method: Private Sale
Date: 21/05/2019
Property Type: House
Land Size: 292 sqm approx



2/22 Bishop Av DIAMOND CREEK 3089
(REI/VG)

Agent Comments

 3  2  1

Price: \$572,000
Method: Private Sale
Date: 08/04/2019
Rooms: 5
Property Type: Unit