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	15 Bruce Street, Diamond Creek Vic 3089
postcode	
posicode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$757,757	Pro	perty Type Ho	ouse]	Suburb	Diamond Creek
Period - From	01/01/2019	to	31/12/2019	Sc	ource	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

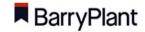
Add	dress of comparable property	Price	Date of sale
1	5 Brooks Cr DIAMOND CREEK 3089	\$677,000	16/11/2019
2	9 Campbell St DIAMOND CREEK 3089	\$667,000	07/12/2019
3	1/16 Fyffe St DIAMOND CREEK 3089	\$660,000	23/11/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/04/2020 13:01









Rooms: 4

Property Type: House (Previously

Occupied - Detached) Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price \$649,000 **Median House Price** Year ending December 2019: \$757,757

Comparable Properties



5 Brooks Cr DIAMOND CREEK 3089 (REI/VG)





Price: \$677,000 Method: Auction Sale Date: 16/11/2019

Rooms: 4

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments



9 Campbell St DIAMOND CREEK 3089

(REI/VG)





Price: \$667.000 Method: Auction Sale Date: 07/12/2019

Property Type: House (Res) Land Size: 867 sqm approx

Agent Comments

Agent Comments



1/16 Fyffe St DIAMOND CREEK 3089 (REI/VG)





Price: \$660,000

Method: Sold Before Auction

Date: 23/11/2019

Property Type: House (Res) Land Size: 470 sqm approx

Account - Barry Plant | P: 03 94381133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.