

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

15 Bruce Street, Diamond Creek Vic 3089

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

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2019

to

31/12/2019

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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 3  1  1

Price: \$677,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx



9 Campbell St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  1

Price: \$667,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 867 sqm approx



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

Agent Comments

 3  1  1

Price: \$660,000

Method: Sold Before Auction

Date: 23/11/2019

Property Type: House (Res)

Land Size: 470 sqm approx