

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	2/44 Main Street, Diamond Creek Vic 3089
---	--

Indicative selling price

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

Range between	\$600,000	&	\$650,000
---------------	-----------	---	-----------

Median sale price

Median price	\$615,000	House		Unit	X	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	1/43 Phipps Cr DIAMOND CREEK 3089	\$648,000	28/10/2017
2	1/9 Fyffe St DIAMOND CREEK 3089	\$601,000	09/11/2017
3	1a Fraser St DIAMOND CREEK 3089	\$598,000	09/12/2017

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.



 2
  1
  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2017: \$615,000

Comparable Properties



1/43 Phipps Cr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$648,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



1/9 Fyffe St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$601,000

Method: Private Sale

Date: 09/11/2017

Rooms: 4

Property Type: House



1a Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$598,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: House (Res)

Land Size: 355 sqm approx