



Gayle Blackwood

9431 2444

0408 776 070

gblackwood@morrisonkleeman.com.au

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

March quarter 2017: \$745,000



4 3 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 862 sqm

Agent Comments

Comparable Properties



125 Broad Gully Rd DIAMOND CREEK 3089 (REI)

4 2 2

Price: \$715,000

Method: Sold Before Auction

Date: 16/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1023 sqm

Agent Comments

Similar weatherboard without a cottage



47 Clyde St DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: \$713,000

Method: Private Sale

Date: 07/12/2016

Rooms: 6

Property Type: House

Land Size: 1285 sqm

Agent Comments

Similar home but larger block and no cottage.



35 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

3 3 2

Price: \$685,000

Method: Private Sale

Date: 13/02/2017

Rooms: -

Property Type: House

Land Size: 833 sqm

Agent Comments

A similar well located home on similar block. A pool but no cottage



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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

22 Bruce Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$745,000

House

X

Suburb

Diamond Creek

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
125 Broad Gully Rd DIAMOND CREEK 3089	\$715,000	16/03/2017
47 Clyde St DIAMOND CREEK 3089	\$713,000	07/12/2016
35 Everleigh Dr DIAMOND CREEK 3089	\$685,000	13/02/2017