

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Including subu		37 Brownlow Drive, Diamond Creek Vic 3089								
P										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$900,000		&	\$990,000						
Median sale price										
Median price	\$726,444	House	X	Unit		Suburb Diamond Cre	eek			
Period - From	01/04/2017	to 30	0/06/2017	Sour	ce 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.

Add	dress of comparable property	Price	Date of sale
1	12 Glen View CI DIAMOND CREEK 3089	\$946,000	26/08/2017
2	19 Brownlow Dr DIAMOND CREEK 3089	\$906,500	27/05/2017
3	40 Brownlow Dr DIAMOND CREEK 3089	\$900,250	03/03/2017

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.

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> **Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** June quarter 2017: \$726,444



Rooms:

Property Type: House (Res) Land Size: 1001 sqm approx

Agent Comments

Comparable Properties



12 Glen View CI DIAMOND CREEK 3089 (REI)

Price: \$946,000 Method: Auction Sale Date: 26/08/2017 Rooms: 8

Property Type: House



19 Brownlow Dr DIAMOND CREEK 3089 (REI) Agent Comments



Date: 27/05/2017 Rooms: 5

Price: \$906,500 Method: Auction Sale

Property Type: House (Res) Land Size: 974 sqm approx



40 Brownlow Dr DIAMOND CREEK 3089 (REI)

Price: \$900,250 Method: Private Sale Date: 03/03/2017 Rooms: 6

Property Type: House Land Size: 1011 sqm approx

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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.

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Agent Comments

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