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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

37 Brownlow Drive, Diamond Creek Vic 3089

#### 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 Creek

Period - From

01/04/2017

to

30/06/2017

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	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



4 3 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1001 sqm approx

**Agent Comments**

## Comparable Properties



**12 Glen View CI DIAMOND CREEK 3089 (REI)**

**Agent Comments**

4 2 3

**Price:** \$946,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 8

**Property Type:** House



**19 Brownlow Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**

4 2 2

**Price:** \$906,500

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 974 sqm approx



**40 Brownlow Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**

4 2 2

**Price:** \$900,250

**Method:** Private Sale

**Date:** 03/03/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 1011 sqm approx