Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	36 Main Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$831,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2020	to	31/03/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	40 Collins St DIAMOND CREEK 3089	\$715,000	16/12/2019
2	3 Fyffe St DIAMOND CREEK 3089	\$685,000	11/12/2019
3	76 Clyde St DIAMOND CREEK 3089	\$680,000	18/04/2020

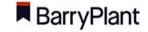
OR

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:	26/05/2020 16:22



Date of sale







Property Type: House Land Size: 589 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median House Price March quarter 2020: \$831,000

Comparable Properties



40 Collins St DIAMOND CREEK 3089 (REI/VG) Agent Comments

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Price: \$715,000 Method: Private Sale Date: 16/12/2019

Rooms: 4

Property Type: House **Land Size:** 599 sqm approx



3 Fyffe St DIAMOND CREEK 3089 (REI/VG)

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Property Type: House **Land Size:** 690 sqm approx

Price: \$685,000 Method: Private Sale Date: 11/12/2019 Rooms: 6 Property Type: House



76 Clyde St DIAMOND CREEK 3089 (REI)

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Price: \$680,000 Method: Private Sale Date: 18/04/2020 Rooms: 5

Property Type: House Land Size: 744 sqm approx Agent Comments

Agent Comments

Account - Barry Plant | P: 03 94381133



