

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

36 Main Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$831,000 Property 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	Price	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



 3  2  2

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**

 3  1  1

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) **Agent Comments**

 4  2  1

Price: \$685,000
Method: Private Sale
Date: 11/12/2019
Rooms: 6
Property Type: House
Land Size: 690 sqm approx



76 Clyde St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  1

Price: \$680,000
Method: Private Sale
Date: 18/04/2020
Rooms: 5
Property Type: House
Land Size: 744 sqm approx