

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

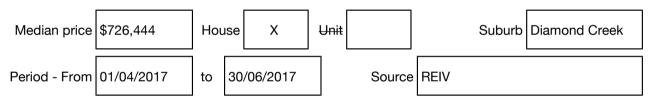
Indicative selling price

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

Range between \$690,000

&

Median sale price



\$740.000

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	22 Bruce St DIAMOND CREEK 3089	\$737,000	23/05/2017
2	10 Edmonds St DIAMOND CREEK 3089	\$730,000	31/07/2017
3	18 Kalmaine Ct DIAMOND CREEK 3089	\$690,000	08/07/2017

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.

Account - Kate Donaldson Real Estate | P: 03 9438 4888

propertydata

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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.



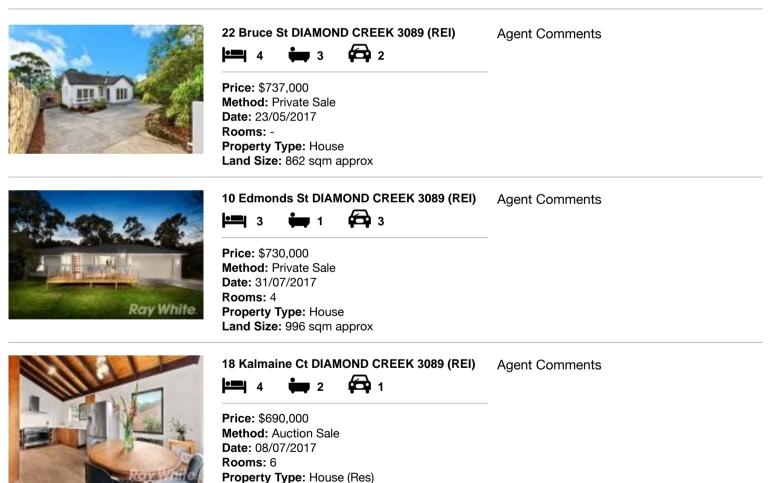




Rooms: 11 Property Type: House Land Size: 854 sqm approx Agent Comments Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> Indicative Selling Price \$690,000 - \$740,000 Median House Price June quarter 2017: \$726,444

Comparable Properties



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Land Size: 822 sqm approx

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