

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 4 Element Way, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$584,950

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Diamond Creek

Period - From 01/01/2018

to

31/12/2018

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		
2		
3		

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.



 2  2  1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$584,950

Median Unit Price

Year ending December 2018: \$590,000

Comparable Properties



Lot 4/37 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method: Expression of Interest

Date: 27/11/2018

Rooms: 5

Property Type: House

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.