

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

3/27 Edinburgh Street, Diamond Creek Vic 3089

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$640,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Diamond Creek

Period - From 01/04/2018

to

31/03/2019

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	1/37 Chapman St DIAMOND CREEK 3089	\$635,000	24/12/2018
2	4/12 Dering St DIAMOND CREEK 3089	\$615,000	02/12/2018
3	7/37 Gregg St DIAMOND CREEK 3089	\$590,000	17/11/2018

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.