

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	26 Coniston Street, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$770,000	&	\$810,000
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Median sale price

Median price	\$726,444	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017	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	33 Perversi Av DIAMOND CREEK 3089	\$810,000	06/04/2017
2	74 Parry Rd ELTHAM NORTH 3095	\$800,000	25/09/2017
3	41 Dering St DIAMOND CREEK 3089	\$780,000	06/09/2017

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.~~



 3  2  1

Rooms:

Property Type: House

Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$810,000

Median House Price

June quarter 2017: \$726,444

Comparable Properties



33 Perversi Av DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 06/04/2017

Rooms: 5

Property Type: House



74 Parry Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  1

Price: \$800,000

Method: Auction Sale

Date: 25/09/2017

Rooms: 5

Property Type: House

Land Size: 645 sqm approx



41 Dering St DIAMOND CREEK 3089 (REI)

Agent Comments

 5  3  3

Price: \$780,000

Method: Private Sale

Date: 06/09/2017

Rooms: 7

Property Type: House (Res)