

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	1A Fraser 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	\$520,000	&	\$560,000
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Median sale price

Median price	\$813,100	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2017	to	30/09/2017	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		
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  1  1

Rooms: 4
Property Type: House (Res)
Land Size: 354 sqm approx
 Agent Comments

Indicative Selling Price
 \$520,000 - \$560,000
Median House Price
 September quarter 2017: \$813,100

Comparable Properties



31 Phipps Cr DIAMOND CREEK 3089 (REI/VG) Agent Comments

 2  1  -

Fully Renovated

Price: \$597,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: House (Res)
Land Size: 344 sqm approx



88 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2  1  1

Fully Renovated, flat block.

Price: \$593,000
Method: Private Sale
Date: 10/08/2017
Rooms: 3
Property Type: House
Land Size: 388 sqm approx

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.