

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

2/18 Clyde Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/10/2019

to

30/09/2020

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	2/407 Ryans Rd DIAMOND CREEK 3089	\$820,000	09/10/2020
2	4/31-33 Haley St DIAMOND CREEK 3089	\$742,000	10/11/2020
3	6/121-123 Broad Gully Rd DIAMOND CREEK 3089	\$740,000	13/07/2020

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.~~

This Statement of Information was prepared on:

05/12/2020 11:20



 4  3  2

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$799,000

Median Unit Price

Year ending September 2020: \$660,000

Comparable Properties



2/407 Ryans Rd DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  2

Price: \$820,000
Method: Private Sale
Date: 09/10/2020
Property Type: Townhouse (Res)



4/31-33 Haley St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  1

Price: \$742,000
Method: Private Sale
Date: 10/11/2020
Rooms: 6
Property Type: House (Res)
Land Size: 240 sqm approx



6/121-123 Broad Gully Rd DIAMOND CREEK 3089 (VG) **Agent Comments**

 3  -  -

Price: \$740,000
Method: Sale
Date: 13/07/2020
Property Type: Flat/Unit/Apartment (Res)