

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	27 River Gum Close, 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	\$570,000	&	\$620,000
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Median sale price

Median price		Unit	X	Suburb	Diamond Creek
Period - From		to		Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
71 Haley St DIAMOND CREEK 3089	\$600,000	30/11/2016
15 Haven La DIAMOND CREEK 3089	\$598,000	17/04/2017
13 Haven La DIAMOND CREEK 3089	\$576,500	04/04/2017



 4  2  2

Rooms:
Property Type: House (New - Detached)
Land Size: 268 sqm
Agent Comments

Indicative Selling Price
 \$570,000 - \$620,000

Comparable Properties



71 Haley St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  1

Price: \$600,000
Method: Private Sale
Date: 30/11/2016
Rooms: 5
Property Type: House
Land Size: 399 sqm



15 Haven La DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  1

Price: \$598,000
Method: Private Sale
Date: 17/04/2017
Rooms: 4
Property Type: House
Land Size: 255 sqm



13 Haven La DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  1

Price: \$576,500
Method: Private Sale
Date: 04/04/2017
Rooms: 5
Property Type: House
Land Size: 233 sqm