

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including subu		27 River	Gum Clos	se, Diamor	nd Creek Vic 3089)		
Indicative selli	ng pric	е						
For the meaning	of this p	rice see o	consumer	vic.gov.au	ı/underquoting			
Range betweer	\$570,0	000		&	\$620,000			
Median sale price								
Median price			Unit	Х	Sub	ourb	Diamond Creek	
			1		1			

Source REIV

Comparable property sales

to

Period - From

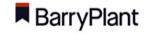
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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





Account - Barry Plant | P: 03 94381133





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)

13 **-** 2 🙃

Price: \$600,000 Method: Private Sale Date: 30/11/2016 Rooms: 5

Property Type: House **Land Size:** 399 sqm

Agent Comments



15 Haven La DIAMOND CREEK 3089 (REI)

1 3 **1** 2 **1** 1

Price: \$598,000 Method: Private Sale Date: 17/04/2017 Rooms: 4

Property Type: House **Land Size:** 255 sqm

Agent Comments



13 Haven La DIAMOND CREEK 3089 (REI)

Price: \$576,500 Method: Private Sale Date: 04/04/2017 Rooms: 5

Property Type: House **Land Size:** 233 sqm

Agent Comments

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