

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

12 Bruce Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$828,500 House X Unit Suburb Diamond Creek

Period - From 01/04/2017 to 31/03/2018 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	17 Phipps Cr DIAMOND CREEK 3089	\$590,000	15/05/2018
2	14 Moray St DIAMOND CREEK 3089	\$588,000	16/12/2017
3	2/38 Haley St DIAMOND CREEK 3089	\$587,500	09/03/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 466 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
Year ending March 2018: \$828,500

Comparable Properties



17 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 15/05/2018
Rooms: 4
Property Type: Unit



14 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$588,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: House
Land Size: 558 sqm approx



2/38 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$587,500
Method: Sold Before Auction
Date: 09/03/2018
Rooms: -
Property Type: House (Res)