Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered f	or sale
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Address	52 Broad Gully Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000	&	\$740,000
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Median sale price

Median price	\$757,757	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2019	to	31/12/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	45 Collins St DIAMOND CREEK 3089	\$742,000	18/11/2019
2	25 Perversi Av DIAMOND CREEK 3089	\$716,800	15/10/2019
3			

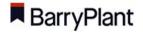
OR

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.

This Statement of Information was prepared on:	24/02/2020 17:26



Date of sale







Property Type: House (Res) Land Size: 661 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median House Price Year ending December 2019: \$757,757

Comparable Properties



45 Collins St DIAMOND CREEK 3089 (REI/VG) Agent Comments

Price: \$742,000

Method: Sold Before Auction

Date: 18/11/2019

Property Type: House (Res) **Land Size:** 751 sqm approx



25 Perversi Av DIAMOND CREEK 3089 (REI)

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Price: \$716,800 Method: Private Sale Date: 15/10/2019 Rooms: 6

Property Type: House

Agent Comments

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.

Account - Barry Plant | P: 03 94381133



