

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 31 Bishop Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$850,000

House

X

Unit

Suburb

Diamond Creek

Period - From 01/10/2017

to

31/12/2017

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 Bishop Av DIAMOND CREEK 3089	\$745,000	09/09/2017
2	64 Broad Gully Rd DIAMOND CREEK 3089	\$735,000	27/09/2017
3	8 Perversi Av DIAMOND CREEK 3089	\$720,000	22/01/2018

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.



 3  2  1

Rooms: 5
Property Type: House
Land Size: 541.318 sqm approx
 Agent Comments

Indicative Selling Price
 \$740,000

Median House Price
 December quarter 2017: \$850,000

Comparable Properties

2 Bishop Av DIAMOND CREEK 3089 (REI/VG) Agent Comments

 4  -  -

Price: \$745,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 767 sqm approx



64 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  1  2

Price: \$735,000
Method: Private Sale
Date: 27/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 762 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI) Agent Comments

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 22/01/2018
Rooms: 5
Property Type: House
Land Size: 1007 sqm approx