

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Dering Street, 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	\$830,000	&	\$870,000

Median sale price

Median price	\$813,100	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/07/2017	to	30/09/2017		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

1	28 Ilana View Dr DIAMOND CREEK 3089	\$885,000	15/07/2017
2	28 Anne St DIAMOND CREEK 3089	\$855,000	16/09/2017
3	10 Hoddle PI DIAMOND CREEK 3089	\$830,000	25/09/2017

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.

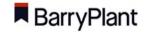






Date of sale

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Rooms:

Property Type: House Land Size: 2039 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$870,000 **Median House Price** September quarter 2017: \$813,100

Comparable Properties



28 Ilana View Dr DIAMOND CREEK 3089 (REI)



Price: \$885,000 Method: Auction Sale Date: 15/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 1394 sqm approx



28 Anne St DIAMOND CREEK 3089 (REI)





Price: \$855,000 Method: Auction Sale Date: 16/09/2017 Rooms: 6

Property Type: House (Res) Land Size: 835 sqm approx

Agent Comments

Agent Comments

Agent Comments









Price: \$830,000 Method: Sale Date: 25/09/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 809 sqm approx

Account - Barry Plant | P: 03 94381133





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