

# 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	16 Dering Street, Diamond Creek Vic 3089
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$830,000	&	\$870,000
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### Median sale price

Median price	\$813,100	House	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	Date of sale
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 Pl 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.~~



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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)** **Agent Comments**

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**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)** **Agent Comments**

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**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**10 Hoddle PI DIAMOND CREEK 3089 (VG)** **Agent Comments**

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**Price:** \$830,000  
**Method:** Sale  
**Date:** 25/09/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 809 sqm approx