

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

5 Ward Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$745,000

House

X

Suburb

Diamond Creek

Period - From 01/01/2017

to

31/03/2017

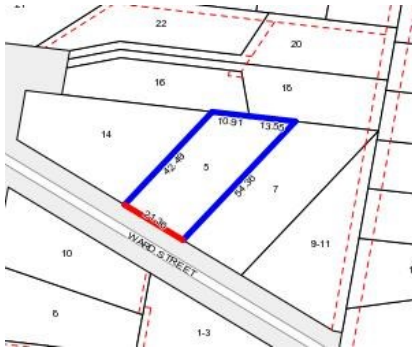
Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
lot 87 28 Discovery Dr DIAMOND CREEK 3089	\$480,000	16/03/2017
Lot 31/60-122 Collard Dr DIAMOND CREEK 3089	\$445,000	21/12/2016
Lot 54/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	29/03/2017



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median House Price
March quarter 2017: \$745,000

Comparable Properties



lot 87 28 Discovery Dr DIAMOND CREEK 3089 **Agent Comments**
(REI)



Price: \$480,000
Method: Private Sale
Date: 16/03/2017
Rooms: -
Property Type: Land
Land Size: 978 sqm

Lot 31/60-122 Collard Dr DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$445,000
Method: Private Sale
Date: 21/12/2016
Rooms: -
Property Type: Land
Land Size: 973 sqm



Lot 54/60-122 Collard Dr DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$425,000
Method: Private Sale
Date: 29/03/2017
Rooms: -
Property Type: Land
Land Size: 1022 sqm