

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	28 Anne 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	\$800,000	&	\$850,000

Median sale price

Median price \$730,0	000 Hous	e X	Unit		Suburb	Diamond Creek
Period - From 01/07/2	2016 to 3	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

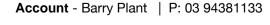
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	1 Glen View CI DIAMOND CREEK 3089	\$870,000	25/03/2017
2	10 Hoddle PI DIAMOND CREEK 3089	\$830,000	28/07/2017
3	33 Perversi Av DIAMOND CREEK 3089	\$810,000	06/04/2017

OR

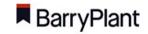
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 836.074 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** Year ending June 2017: \$730,000

Comparable Properties



1 Glen View CI DIAMOND CREEK 3089 (VG)

Price: \$870,000 Method: Sale Date: 25/03/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 701 sqm approx

Agent Comments

Agent Comments

Agent Comments



10 Hoddle PI DIAMOND CREEK 3089 (REI)





Price: \$830.000 Method: Private Sale Date: 28/07/2017

Rooms: -

Property Type: House (Res)



33 Perversi Av DIAMOND CREEK 3089 (REI)

-3





Price: \$810,000 Method: Private Sale Date: 06/04/2017 Rooms: 5

Property Type: House

Account - Barry Plant | P: 03 94381133





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