

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

28 Anne Street, Diamond Creek Vic 3089

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

\$730,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/07/2016

to

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.



 4  2  2

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)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 701 sqm approx



10 Hoddle PI DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$830,000
Method: Private Sale
Date: 28/07/2017
Rooms: -
Property Type: House (Res)



33 Perversi Av DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

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