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 8 The		8 The Ris	se, [Diamond Creek \	/ic 3089					
ndicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$950,000				&	\$1,045,000					
Median sale price										
Median price	dian price \$838,750			pperty Type Hou	ıse		Suburb	Diamond Cr	eek	
Period - From	riod - From 01/07/2020 to		to	30/09/2020	Source REIV		REIV	1		
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							Р	rice	Date of sale	
1										
2										
3										
OR										
	_	_		epresentative rea	-				•	
	This Statement of Information was prepared on: 27/10/2020 17:30									

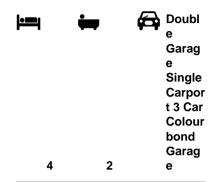






Indicative Selling Price \$950,000 - \$1,045,000 Median House Price September quarter 2020: \$838,750





Rooms: 6

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1787 sqm approx

Agent Comments
Inground Swimming Pool.

Comparable Properties

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.

Account - Barry Plant | P: (03) 9431 1243



