

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 24 Galatea Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$875,000 House X Unit Suburb Diamond Creek

Period - From 01/01/2019 to 31/03/2019 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	41 Broad Gully Rd DIAMOND CREEK 3089	\$685,000	06/04/2019
2	41 Collins St DIAMOND CREEK 3089	\$627,500	25/05/2019
3	75 Patyah St DIAMOND CREEK 3089	\$625,000	10/06/2019

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

March quarter 2019: \$875,000

Comparable Properties



41 Broad Gully Rd DIAMOND CREEK 3089 (VG)

Agent Comments

3 - -

Price: \$685,000

Method: Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 582 sqm approx



41 Collins St DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 2

Price: \$627,500

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)



75 Patyah St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$625,000

Method: Private Sale

Date: 10/06/2019

Rooms: -

Property Type: House

Land Size: 602.20 sqm approx