

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	6 Cooraminta Place, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$675,000	&	\$742,500
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Median sale price

Median price	\$805,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/01/2017	to	31/12/2017	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	64 Broad Gully Rd DIAMOND CREEK 3089	\$735,000	27/09/2017
2	22 Collins St DIAMOND CREEK 3089	\$732,000	23/10/2017
3	10 Haley St DIAMOND CREEK 3089	\$715,000	23/09/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$675,000 - \$742,500
Median House Price
Year ending December 2017: \$805,000

Comparable Properties



64 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 27/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 762 sqm approx



22 Collins St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$732,000
Method: Private Sale
Date: 23/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 760 sqm approx



10 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House
Land Size: 565 sqm approx