

## 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

27 Phipps Crescent, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$730,000

#### Median sale price

Median price

\$760,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/07/2018

to

30/06/2019

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	6 Phipps Cr DIAMOND CREEK 3089	\$735,000	13/06/2019
2	171 Broad Gully Rd DIAMOND CREEK 3089	\$722,500	07/05/2019
3	147 Broad Gully Rd DIAMOND CREEK 3089	\$710,000	20/05/2019

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.



4   
 1   
 2

**Rooms:** 7  
**Property Type:** House (Previously Occupied - Detached)  
 Agent Comments

**Indicative Selling Price**  
 \$680,000 - \$730,000  
**Median House Price**  
 Year ending June 2019: \$760,000

## Comparable Properties



6 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 13/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 545 sqm approx



171 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

3   
 2   
 -

**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



147 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 20/05/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 659 sqm approx