

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	30 Moray Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$680,000
		1	

Median sale price

Median price	\$788,000	Hou	use X	Unit		Sul	burb	Diamond Creek
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	20 Haley St DIAMOND CREEK 3089	\$700,000	04/12/2018
2	3 Patyah St DIAMOND CREEK 3089	\$700,000	26/11/2018
3	57 Broad Gully Rd DIAMOND CREEK 3089	\$672,000	16/08/2018

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.



Account - Barry Plant | P: 03 94381133













Rooms:

Property Type: House Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$680,000 **Median House Price** Year ending December 2018: \$788,000

Comparable Properties



20 Haley St DIAMOND CREEK 3089 (REI/VG)





Price: \$700,000 Method: Private Sale Date: 04/12/2018 Rooms: 6

Property Type: House Land Size: 551 sqm approx **Agent Comments**



3 Patyah St DIAMOND CREEK 3089 (REI)







Agent Comments

Price: \$700,000 Method: Private Sale Date: 26/11/2018

Rooms: -

Property Type: House (Res) Land Size: 608 sqm approx

Agent Comments



57 Broad Gully Rd DIAMOND CREEK 3089

(REI/VG)





Price: \$672,000 Method: Private Sale Date: 16/08/2018

Rooms: 5

Property Type: House Land Size: 587 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 13/02/2019 18:08