

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

30 Moray Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$788,000

House

X

Unit

Suburb

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.

	Address 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.



 3  2  1

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) Agent Comments

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 04/12/2018
Rooms: 6
Property Type: House
Land Size: 551 sqm approx



3 Patyah St DIAMOND CREEK 3089 (REI) Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 26/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx



57 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  2  2

Price: \$672,000
Method: Private Sale
Date: 16/08/2018
Rooms: 5
Property Type: House
Land Size: 587 sqm approx