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

26 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$735,000		&		\$7	\$760,000			
Median sale price									
Median price	\$832,000	Hou	ise	х	Unit			Suburb	Diamond Creek
Period - From	01/04/2018	to	30/	06/2018		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	121 Cowin St DIAMOND CREEK 3089	\$772,500	24/08/2018
2	3 The Parkway DIAMOND CREEK 3089	\$742,500	01/08/2018
3	26 Fraser St DIAMOND CREEK 3089	\$741,000	12/05/2018

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.

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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.





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 653 sqm approx Agent Comments Indicative Selling Price \$735,000 - \$760,000 Median House Price June quarter 2018: \$832,000

Comparable Properties



121 Cowin St DIAMOND CREEK 3089 (REI)



Price: \$772,500 Method: Private Sale Date: 24/08/2018 Rooms: 5 Property Type: House Land Size: 436 sqm approx



3 The Parkway DIAMOND CREEK 3089 (REI)

Agent Comments

Agent Comments



Price: \$742,500 Method: Private Sale Date: 01/08/2018 Rooms: 6 Property Type: House Land Size: 750 sqm approx



26 Fraser St DIAMOND CREEK 3089 (REI/VG) Agent Comments



Price: \$741,000 Method: Auction Sale Date: 12/05/2018 Rooms: 4 Property Type: House (Res) Land Size: 807 sqm approx

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