

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 26 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$735,000 & \$760,000

Median sale price

Median price \$832,000 House 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.

	Address 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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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) **Agent Comments**

 3  2  1

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**

 4  2  -

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**

 3  1  1

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