

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/44 Patyah Street,  
DIAMOND CREEK 3089

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$760,000 - \$820,000**

### Median sale price

Median **House** for **DIAMOND CREEK** for period **Oct 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$835,700**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 Norma Street,**  
Diamond Creek 3089

Price **\$827,000** Sold 01  
November 2017

**16 Gipson Street,**  
Diamond Creek 3089

Price **\$800,000** Sold 16  
December 2017

**32 Everleigh Drive,**  
Diamond Creek 3089

Price **\$795,000** Sold 01  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Plenty

Suite 7, 285 Diamond Creek Road,  
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### Contact agents



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**RayWhite**