

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

5/31 OLD AQUEDUCT ROAD DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

2/3 MORAY STREET DIAMOND CREEK VIC 3089	\$915,000	23-Jun-22
1/5 KELLY STREET DIAMOND CREEK VIC 3089	\$845,000	12-May-22

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 6 months.

This Statement of Information was prepared on: 05 October 2022



2/3 MORAY STREET DIAMOND CREEK VIC 3089

3 2 1

Sold Price

\$915,000

Sold Date

23-Jun-22

Distance

1.58km



1/5 KELLY STREET DIAMOND CREEK VIC 3089

3 2 1

Sold Price

\$845,000

Sold Date

12-May-22

Distance

3.19km

RS = Recent sale

UN = Undisclosed Sale

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