

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

31 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$1,083,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2021 to 30/06/2022 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	7 Grassy Flat Rd DIAMOND CREEK 3089	\$780,000	16/07/2022
2	23 Moray St DIAMOND CREEK 3089	\$760,000	11/08/2022
3	33 Broad Gully Rd DIAMOND CREEK 3089	\$755,000	12/08/2022

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.~~

This Statement of Information was prepared on:

20/09/2022 12:45



 3  1  0

Property Type: House
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
 \$740,000 - \$790,000
Median House Price
 Year ending June 2022: \$1,083,000

Comparable Properties



7 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  1  1

Price: \$780,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 709 sqm approx



23 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Private Sale
Date: 11/08/2022
Property Type: House (Res)
Land Size: 841 sqm approx



33 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 12/08/2022
Property Type: House
Land Size: 580 sqm approx