Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Single price \$979,000

Median sale price

Median price \$1,065,000	Pro	operty Type Hou	ıse		Suburb	Diamond Creek
Period - From 01/10/2021	to	30/09/2022	So	urce	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

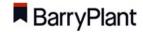
Add	dress of comparable property	Price	Date of sale
1	1 Mooltan PI ELTHAM NORTH 3095	\$1,020,000	19/09/2022
2	10 Lesay Dr ST HELENA 3088	\$1,010,000	19/09/2022
3	2 Mitchell Ct DIAMOND CREEK 3089	\$985,000	08/07/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2022 11:52













Property Type: House Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price \$979,000

Median House Price

Year ending September 2022: \$1,065,000

Comparable Properties



1 Mooltan PI ELTHAM NORTH 3095 (REI/VG)





Price: \$1,020,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 668 sqm approx

Agent Comments

Agent Comments

Agent Comments



10 Lesay Dr ST HELENA 3088 (REI/VG)







Price: \$1,010,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 665 sqm approx











Price: \$985.000 Method: Private Sale Date: 08/07/2022 Property Type: House Land Size: 798 sqm approx

Account - Barry Plant | P: 03 94381133



