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

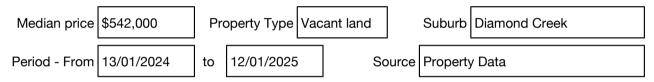
51-69 Black Gully Road, Diamond Creek Vic 3089

Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$2,000,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1 51-59 Starling Rd DIAMOND CREEK 3089		22/10/2024
2			
3			

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:

13/01/2025 16:58

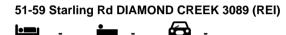






Property Type: Land **Land Size:** 73346 sqm approx Agent Comments Indicative Selling Price \$2,000,000 Median Land Price 13/01/2024 - 12/01/2025: \$542,000

Comparable Properties



Agent Comments

Price: \$1,610,000 Method: Private Sale Date: 22/10/2024 Property Type: Land (Res) Land Size: 3.30 sqm approx

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.

Account - Barry Plant | P: (03) 9431 1243



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