

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

Single price \$2,000,000

Median sale price

Median price \$542,000 Property Type Vacant land Suburb Diamond Creek

Period - From 13/01/2024 to 12/01/2025 Source Property Data

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	51-59 Starling Rd DIAMOND CREEK 3089	\$1,610,000	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

51-59 Starling Rd DIAMOND CREEK 3089 (REI)

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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