

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

94 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$990,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2020 to 30/09/2021 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	49 Collins St DIAMOND CREEK 3089	\$927,000	29/09/2021
2	16 Bishop Av DIAMOND CREEK 3089	\$910,000	10/11/2021
3	121 Lambert St DIAMOND CREEK 3089	\$865,000	06/12/2021

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: 19/01/2022 11:37



3 1 3

Rooms: 5
Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$910,000
Median House Price
Year ending September 2021: \$990,000

Comparable Properties



49 Collins St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 2

Slightly larger block of land & yard.

Price: \$927,000
Method: Auction Sale
Date: 29/09/2021
Property Type: House (Res)
Land Size: 756 sqm approx



16 Bishop Av DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method: Sold Before Auction
Date: 10/11/2021
Property Type: House (Res)
Land Size: 549 sqm approx

121 Lambert St DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 3

Price: \$865,000
Method: Auction Sale
Date: 06/12/2021
Property Type: House (Res)
Land Size: 690 sqm approx