

# 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

1/10 Hyde Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$950,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2020 to 30/06/2021 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                              | 2/8 Ironbark Rd DIAMOND CREEK 3089 | \$683,200 | 12/08/2021   |
| 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: 23/09/2021 17:01



 3  1  1

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 259 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median House Price**

Year ending June 2021: \$950,000

## Comparable Properties



**2/8 Ironbark Rd DIAMOND CREEK 3089 (REI)**

Agent Comments

 3  1  2

**Price:** \$683,200

**Method:** Private Sale

**Date:** 12/08/2021

**Property Type:** House

**Land Size:** 400 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.