

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

12 Kelly Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2023 to 30/06/2023 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	64 Haley St DIAMOND CREEK 3089	\$825,000	26/08/2023
2	19 Phipps Cr DIAMOND CREEK 3089	\$820,000	18/05/2023
3	70 Clyde St DIAMOND CREEK 3089	\$795,000	31/03/2023

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:

15/09/2023 11:09



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Property Type: House
Land Size: 459 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
June quarter 2023: \$1,030,000

Comparable Properties



64 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  3

Price: \$825,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 850 sqm approx



19 Phipps Cr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  -

Price: \$820,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 475 sqm approx



70 Clyde St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  4

Price: \$795,000
Method: Sold Before Auction
Date: 31/03/2023
Property Type: House (Res)
Land Size: 726 sqm approx