

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

17 Monomeath Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,470,000

 &

\$1,570,000

Median sale price

Median price

\$1,055,000

 Property Type

House

 Suburb

Diamond Creek

Period - From

19/08/2023

 to

18/08/2024

 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	28 Viewgrand Way GREENSBOROUGH 3088	\$1,560,000	25/05/2024
2	4 Greenedge Ct PLENTY 3090	\$1,520,000	29/03/2024
3	9 Stirling Ct ELTHAM NORTH 3095	\$1,520,000	16/03/2024

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:

19/08/2024 14:49



4 2 2

Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price

\$1,470,000 - \$1,570,000

Median House Price

19/08/2023 - 18/08/2024: \$1,055,000

Comparable Properties



28 Viewgrand Way GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 717 sqm approx



4 Greenedge Ct PLENTY 3090 (REI/VG)

Agent Comments

4 3 2

Price: \$1,520,000

Method: Private Sale

Date: 29/03/2024

Property Type: House

Land Size: 1057 sqm approx



9 Stirling Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 914 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192