

## 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

1/118 MAIN HURSTBRIDGE ROAD DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,016,500

Property type

House

Suburb

Diamond Creek

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

33A CHAPMAN STREET DIAMOND CREEK VIC 3089	\$877,000	12-Mar-24
11 HARRAP COURT DIAMOND CREEK VIC 3089	-	08-Apr-24
6 RYEFIELD COURT DIAMOND CREEK VIC 3089	\$920,000	07-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 21 June 2024

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**33A CHAPMAN STREET DIAMOND CREEK VIC 3089**

Sold Price

**\$877,000**

Sold Date

**12-Mar-24**

3

2

2

Distance

**0.49km**



**11 HARRAP COURT DIAMOND CREEK VIC 3089**

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**08-Apr-24**

3

2

2

Distance

**1.56km**



**6 RYEFIELD COURT DIAMOND CREEK VIC 3089**

Sold Price

**\$920,000**

Sold Date

**07-Feb-24**

3

2

2

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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