

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

6 Ryefield Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$975,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2023

to

31/12/2023

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	31 Gregg St DIAMOND CREEK 3089	\$937,500	28/10/2023
2	8 Gipson St DIAMOND CREEK 3089	\$880,000	23/12/2023
3	22 Fraser St DIAMOND CREEK 3089	\$846,000	09/09/2023

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:

24/01/2024 11:43



3 2 2

Property Type: House

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



31 Gregg St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 1

Price: \$937,500

Method: Private Sale

Date: 28/10/2023

Property Type: House

Land Size: 570 sqm approx



8 Gipson St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 23/12/2023

Rooms: 5

Property Type: House (Res)

Land Size: 671 sqm approx



22 Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 1

Price: \$846,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 959 sqm approx