

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

2/24 Chapman Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2022

to

31/03/2023

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	5 Ness St DIAMOND CREEK 3089	\$910,000	20/02/2023
2	2/43 Clyde St DIAMOND CREEK 3089	\$910,000	14/04/2023
3	1/18 Fyffe St DIAMOND CREEK 3089	\$830,000	17/02/2023

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:

17/04/2023 11:26



3 2 2

Property Type: House
Land Size: 228 sqm approx
Agent Comments

Indicative Selling Price

\$890,000

Median House Price

Year ending March 2023: \$950,000

Comparable Properties



5 Ness St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 3

Price: \$910,000
Method: Private Sale
Date: 20/02/2023
Property Type: House (Res)
Land Size: 311 sqm approx



2/43 Clyde St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$910,000
Method: Private Sale
Date: 14/04/2023
Property Type: Townhouse (Single)
Land Size: 257 sqm approx



1/18 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 17/02/2023
Property Type: Unit
Land Size: 363 sqm approx

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