

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

1/32 Clyde Street, Diamond Creek, VIC 3089

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$829,999

or range between

&

Median sale price

Median price

\$ 1,045,000

Property type

House

Suburb

DIAMOND CREEK

Period - From

22/04/2024

to

21/10/2024

Source

price\_finder

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

This Statement of Information was prepared on:

22/10/2024