

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

8 WAIGO WAY DIAMOND CREEK VIC 3089

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,033,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Jul 2023

to

30 Jun 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

6/4 CONISTON STREET DIAMOND CREEK VIC 3089	\$840,000	05-Apr-24
2/44 PATYAH STREET DIAMOND CREEK VIC 3089	\$940,000	08-Feb-24
4 DARTAGOOK STREET DIAMOND CREEK VIC 3089	\$830,000	28-Jun-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: 24 July 2024

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6/4 CONISTON STREET DIAMOND CREEK VIC 3089

Sold Price **\$840,000** Sold Date **05-Apr-24**

 3  2  2

Distance **0.42km**



2/44 PATYAH STREET DIAMOND CREEK VIC 3089

Sold Price **\$940,000** Sold Date **08-Feb-24**

 3  2  2

Distance **0.44km**



4 DARTAGOOK STREET DIAMOND CREEK VIC 3089

Sold Price ^{RS} **\$830,000** Sold Date **28-Jun-24**

 3  2  1

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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