

# 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 Main 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 \$630,000

### Median sale price

Median price \$1,115,000

Property Type House

Suburb Diamond Creek

Period - From 01/07/2024

to 30/09/2024

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		
2		
3		

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:

11/12/2024 08:37

6 Main Street, Diamond Creek Vic 3089

Kylie McGrath

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**Indicative Selling Price**

\$630,000

**Median House Price**

September quarter 2024: \$1,115,000



3 1 3

**Property Type:** House

**Land Size:** 535 sqm approx

**Agent Comments**

## Comparable Properties

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.

**Account - Ray White Eltham | P: 03 9431 3425**



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