

# 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

23 Fuller 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)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,075,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2021 to 30/06/2021 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	12 Victoria St DIAMOND CREEK 3089	\$950,000	06/08/2021
2	20 Hillingdon Dr DIAMOND CREEK 3089	\$950,000	11/07/2021
3	28 Moray St DIAMOND CREEK 3089	\$920,000	28/06/2021

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: 12/10/2021 11:40



4 2 0

**Property Type:** House  
**Land Size:** 540 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
June quarter 2021: \$1,075,000

## Comparable Properties



**12 Victoria St DIAMOND CREEK 3089 (REI/VG)** **Agent Comments**

5 3 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 06/08/2021  
**Property Type:** House  
**Land Size:** 601 sqm approx



**20 Hillingdon Dr DIAMOND CREEK 3089 (REI)** **Agent Comments**

3 2 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 11/07/2021  
**Property Type:** House  
**Land Size:** 652 sqm approx



**28 Moray St DIAMOND CREEK 3089 (REI)** **Agent Comments**

5 2 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 28/06/2021  
**Property Type:** House  
**Land Size:** 795 sqm approx