

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 Haven Lane 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

\$729,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Jan 2021

to

31 Dec 2021

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

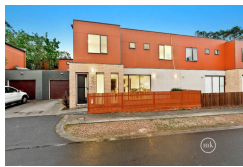
3 Haven Lane Diamond Creek VIC 3089	\$700,000	12-Dec-21
7 Haven Lane Diamond Creek VIC 3089	\$791,000	29-Oct-21
24 Harmony Drive Diamond Creek VIC 3089	\$761,000	17-Dec-21

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.~~

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3 Haven Lane Diamond Creek VIC 3089

3 Beds 2 Baths 1 Car

Sold Price

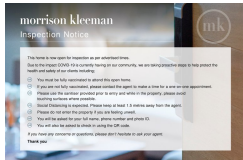
^{RS} \$700,000

Sold Date

12-Dec-21

Distance

0.02km



7 Haven Lane Diamond Creek VIC 3089

3 Beds 2 Baths 1 Car

Sold Price

\$791,000

Sold Date

29-Oct-21

Distance

0.05km



24 Harmony Drive Diamond Creek VIC 3089

3 Beds 2 Baths 1 Car

Sold Price

^{RS} \$761,000 ^{UN}

Sold Date

17-Dec-21

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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