

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

2/3 Moray Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$870,000

&

\$920,000

Median sale price

Median price

\$730,000

Property Type

Townhouse

Suburb

Diamond Creek

Period - From

10/06/2021

to

09/06/2022

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	7/10 Fuller St DIAMOND CREEK 3089	\$960,000	24/12/2021
2	2/10 Gregg St DIAMOND CREEK 3089	\$880,000	27/03/2022
3	2/358 St Helena Rd ELTHAM NORTH 3095	\$855,000	16/12/2021

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:

10/06/2022 16:56



 3  2  1

Property Type: Townhouse

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median Townhouse Price

10/06/2021 - 09/06/2022: \$730,000

Comparable Properties

7/10 Fuller St DIAMOND CREEK 3089 (VG)

Agent Comments

 3  -  -

Price: \$960,000

Method: Sale

Date: 24/12/2021

Property Type: Flat/Unit/Apartment (Res)



2/10 Gregg St DIAMOND CREEK 3089 (VG)

Agent Comments

 3  -  -

Price: \$880,000

Method: Sale

Date: 27/03/2022

Property Type: Flat/Unit/Apartment (Res)



2/358 St Helena Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000

Method: Auction Sale

Date: 16/12/2021

Rooms: 6

Property Type: Unit