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 betweer	\$870,000		&		\$920,000					
Median sale p	rice									
Median price	\$730,000	Pro	operty Type	Том	nhouse		Suburb	Diamond Creek		
Period - From	10/06/2021	to	09/06/2022		So	ource	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.

Ade	dress 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









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)



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

Agent Comments

Agent Comments



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)



Price: \$855,000 Method: Auction Sale Date: 16/12/2021 Rooms: 6 Property Type: Unit

Account - Barry Plant | P: 03 94381133



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