

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

11 Bage Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2023

to

31/12/2023

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	64 Haley St DIAMOND CREEK 3089	\$825,000	26/08/2023
2	2/30 Gregg St DIAMOND CREEK 3089	\$805,000	07/12/2023
3	12 Kelly St DIAMOND CREEK 3089	\$795,000	12/10/2023

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:

17/01/2024 11:52

11 Bage Street, Diamond Creek Vic 3089

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$780,000 - \$820,000

Median House Price

December quarter 2023: \$990,000



3 1 4

Property Type: House

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



64 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 3

Price: \$825,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 850 sqm approx



2/30 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$805,000

Method: Private Sale

Date: 07/12/2023

Property Type: House (Res)



12 Kelly St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 -

Price: \$795,000

Method: Private Sale

Date: 12/10/2023

Property Type: House (Res)

Land Size: 459 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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