

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

1/8 Brooks Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$755,000 Property Type Townhouse Suburb Diamond Creek

Period - From 16/03/2022 to 15/03/2023 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	1/18 Chapman St DIAMOND CREEK 3089	\$900,000	20/02/2023
2	1/18 Fyffe St DIAMOND CREEK 3089	\$830,000	17/02/2023
3	10/8 Amaroo Ct DIAMOND CREEK 3089	\$792,000	20/10/2022

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:

16/03/2023 09:58



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 238 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Townhouse Price

16/03/2022 - 15/03/2023: \$755,000

Comparable Properties



1/18 Chapman St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  1  2

Price: \$900,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: House

Land Size: 377 sqm approx



1/18 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 17/02/2023

Property Type: Unit

Land Size: 363 sqm approx



10/8 Amaroo Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$792,000

Method: Private Sale

Date: 20/10/2022

Property Type: Townhouse (Res)

Land Size: 263 sqm approx