

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

28 Wensley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$948,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2022

to

31/12/2022

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	6 Kelly St DIAMOND CREEK 3089	\$715,000	28/07/2022
2	4 Element Way DIAMOND CREEK 3089	\$675,000	06/08/2022
3	2/21-25 Wensley St DIAMOND CREEK 3089	\$670,000	28/11/2022

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:

19/01/2023 10:13



 2  1  1

Rooms: 5
Property Type: House
Land Size: 266 sqm approx

Agent Comments

Rare combination - near flat, short walk to shops, single level, own street frontage, not part of a large unit complex

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

December quarter 2022: \$948,500

Comparable Properties



6 Kelly St DIAMOND CREEK 3089 (REI/VG)

 2  2  1

Agent Comments

Land size approx 242m2

Price: \$715,000
Method: Private Sale
Date: 28/07/2022
Rooms: 4
Property Type: House (Res)



4 Element Way DIAMOND CREEK 3089 (REI/VG)

 2  2  1

Agent Comments

Price: \$675,000
Method: Private Sale
Date: 06/08/2022
Rooms: 4
Property Type: House (Res)
Land Size: 130 sqm approx



2/21-25 Wensley St DIAMOND CREEK 3089 (REI)

 2  1  1

Agent Comments

Price: \$670,000
Method: Sold Before Auction
Date: 28/11/2022
Property Type: Unit
Land Size: 154 sqm approx

Account - Barry Plant | P: 03 94381133