

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

22 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$952,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2023

to

31/03/2023

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	18 Haley St DIAMOND CREEK 3089	\$900,000	14/04/2023
2	1/18 Fyffe St DIAMOND CREEK 3089	\$830,000	17/02/2023
3	19 Phipps Cr DIAMOND CREEK 3089	\$820,000	18/05/2023

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:

27/05/2023 16:07



 3  2  1

Rooms: 5
Property Type: House
Land Size: 522 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$840,000
Median House Price
 March quarter 2023: \$952,000

Comparable Properties



18 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Private Sale
Date: 14/04/2023
Rooms: 4
Property Type: House (Res)
Land Size: 552 sqm approx



1/18 Fyffe St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 17/02/2023
Property Type: Unit
Land Size: 363 sqm approx



19 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  -

Price: \$820,000
Method: Private Sale
Date: 18/05/2023
Property Type: House