

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

19/37 Gregg Street Diamond Creek VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

11/86 Main Hurstbridge Road Diamond Creek VIC 3089	\$540,000	16-Jul-20
4/20 Fyffe Street Diamond Creek VIC 3089	\$540,000	10-Oct-20
5/38 Clyde Street Diamond Creek VIC 3089	\$525,000	18-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 15 January 2021



**11/86 Main Hurstbridge Road
Diamond Creek VIC 3089**

2 1 1

Sold Price **\$540,000** Sold Date **16-Jul-20**

Distance **0.09km**



**4/20 Fyffe Street Diamond Creek
VIC 3089**

2 1 1

Sold Price Sold Date **10-Oct-20**

Distance **0.61km**



**5/38 Clyde Street Diamond Creek
VIC 3089**

2 1 1

Sold Price **\$525,000** Sold Date **18-Jul-20**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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