

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

3 Fulton Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$1,022,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2021

to

31/12/2021

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	121 Lambert St DIAMOND CREEK 3089	\$865,000	06/12/2021
2	1a Bishop Av DIAMOND CREEK 3089	\$840,000	11/01/2022
3			

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:

13/04/2022 13:13



3 1 3

Property Type: House
Land Size: 896 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending December 2021: \$1,022,500

Comparable Properties

121 Lambert St DIAMOND CREEK 3089 (REI/VG)

3 1 3

Price: \$865,000
Method: Auction Sale
Date: 06/12/2021
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Inferior home however flatter land holding



1a Bishop Av DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: \$840,000
Method: Private Sale
Date: 11/01/2022
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Extra bathroom but smaller land holding

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.

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