

# 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

1/92 Broad Gully Road, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$710,000 & \$760,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Diamond Creek

Period - From 10/03/2020 to 09/03/2021 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	1/22 Gregg St DIAMOND CREEK 3089	\$800,000	13/02/2021
2	1/8 Brooks Cr DIAMOND CREEK 3089	\$746,000	27/01/2021
3	2/29 Chapman St DIAMOND CREEK 3089	\$698,000	05/11/2020

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: 10/03/2021 11:24



 3  2  2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$710,000 - \$760,000

**Median Unit Price**

10/03/2020 - 09/03/2021: \$670,000

## Comparable Properties



**1/22 Gregg St DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 13/02/2021

**Property Type:** Townhouse (Res)



**1/8 Brooks Cr DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$746,000

**Method:** Private Sale

**Date:** 27/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 238 sqm approx



**2/29 Chapman St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$698,000

**Method:** Private Sale

**Date:** 05/11/2020

**Property Type:** Unit