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	1/92 Broad Gully Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between \$710,000	&	\$760,000
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Median sale price

Median price	\$670,000	Pro	perty Type	Jnit		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

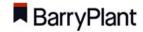
Add	dress of comparable property	Price	Date of sale
1	1/22 Gregg St DIAMOND CREEK 3089	\$800,000	13/02/2021
2	1/8 Brooks Cr DIAMOND CREEK 3089	\$746,000	27/01/2021
3	2/29 Chapman St DIAMOND CREEK 3089	\$698,000	05/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

3

— 2

2

Price: \$800,000

Method: Sold Before Auction

Date: 13/02/2021

Property Type: Townhouse (Res)

Agent Comments



1/8 Brooks Cr DIAMOND CREEK 3089 (REI)

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Agent Comments

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)

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Agent Comments

Price: \$698,000 Method: Private Sale Date: 05/11/2020 Property Type: Unit

Account - Barry Plant | P: 03 94381133



