

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

10/8 AMAROO COURT 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Oct 2021

to

30 Sep 2022

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

5/31 KELLY STREET DIAMOND CREEK VIC 3089	\$750,000	20-Sep-22
11 HAVEN LANE DIAMOND CREEK VIC 3089	\$740,000	10-Jun-22
1/5 KELLY STREET DIAMOND CREEK VIC 3089	\$845,000	12-May-22

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: 05 October 2022



5/31 KELLY STREET DIAMOND CREEK VIC 3089

3 2 2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **20-Sep-22**

Distance **0.95km**



11 HAVEN LANE DIAMOND CREEK VIC 3089

3 2 1

Sold Price **\$740,000** Sold Date **10-Jun-22**

Distance **0.43km**



1/5 KELLY STREET DIAMOND CREEK VIC 3089

3 2 1

Sold Price **\$845,000** Sold Date **12-May-22**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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