

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

6 SOMALI CLOSE 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,004,999

Property type

House

Suburb

Diamond Creek

Period-from

01 Apr 2021

to

31 Mar 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

18 WENSLEY STREET DIAMOND CREEK VIC 3089	\$945,000	05-Apr-22
20 MORAY STREET DIAMOND CREEK VIC 3089	\$952,000	07-Dec-21

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: 29 April 2022



18 WENSLEY STREET DIAMOND CREEK VIC 3089

3 1 1

Sold Price ^{RS} **\$945,000** Sold Date **05-Apr-22**

Distance **1.26km**



20 MORAY STREET DIAMOND CREEK VIC 3089

3 1 1

Sold Price **\$952,000** Sold Date **07-Dec-21**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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