

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

1/22 Gregg Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$684,000

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/10/2020

to

31/12/2020

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	7 Amaroo Ct DIAMOND CREEK 3089	\$767,000	16/12/2020
2	1/8 Brooks Cr DIAMOND CREEK 3089	\$746,000	27/01/2021
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:

02/02/2021 16:28

1/22 Gregg Street, Diamond Creek Vic 3089

DARREN JONES

Daniel Leibowitz

03 9432 2544

0428 812 636

daniel@darrenjones.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2020: \$684,000



 4  2  2

Property Type: Unit

Agent Comments

Comparable Properties



7 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$767,000

Method: Private Sale

Date: 16/12/2020

Rooms: 5

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

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.