

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

4 Victoria Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$955,500

Property Type

House

Suburb

Diamond Creek

Period - From

08/03/2022

to

07/03/2023

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 Stone St DIAMOND CREEK 3089	\$950,000	17/10/2022
2	5 Ness St DIAMOND CREEK 3089	\$910,000	20/02/2023
3	36 Gregg St DIAMOND CREEK 3089	\$850,000	18/11/2022

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:

08/03/2023 14:09



 3  2  2

Property Type: House
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
08/03/2022 - 07/03/2023: \$955,500

Comparable Properties



7 Stone St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 17/10/2022
Property Type: House
Land Size: 608 sqm approx



5 Ness St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  3

Price: \$910,000
Method: Private Sale
Date: 20/02/2023
Property Type: House (Res)
Land Size: 311 sqm approx



36 Gregg St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  -

Price: \$850,000
Method: Private Sale
Date: 18/11/2022
Property Type: House
Land Size: 417 sqm approx