

## 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

15 HAVEN LANE DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1 HAVEN LANE DIAMOND CREEK VIC 3089 | \$730,000 | 20-Jan-22 |
| 7 HAVEN LANE DIAMOND CREEK VIC 3089 | \$791,000 | 29-Oct-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: 26 April 2022

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**1 HAVEN LANE DIAMOND CREEK  
VIC 3089**

Sold Price **\$730,000** Sold Date **20-Jan-22**

3 2 1

Distance **0.08km**



**7 HAVEN LANE DIAMOND CREEK  
VIC 3089**

Sold Price **\$791,000** Sold Date **29-Oct-21**

3 2 1

Distance **0.06km**

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

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