

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

3 & 5 / 121-123 Broad Gully Road, Diamond Creek Vic 3089

### Indicative selling price

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

#### Unit type or class

e.g. One bedroom units

#### Lower price

#### Higher price

Unit 3 - 3 bed, 2 bath, 2 living, DLUG	\$740,000	&	\$780,000
Unit 5 - 3 bed, 2 bath, 2 living, DLUG	\$700,000	&	\$750,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$730,000

Suburb

Diamond Creek Vic 3089

Period - From

01/10/2019

To

31/12/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

#### Unit type or class

E.g. One bedroom units

#### Address of comparable unit

#### Price

#### Date of sale

3 bedroom unit	1. 2/24 Haley Street, Diamond Creek	\$760,000	16/12/2019
3 bedroom unit	2. 4/121-123 Broad Gully Road, Diamond Creek	\$760,000	10/10/2019

This Statement of Information was prepared on:

25/03/2020 16:48PM