

# 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

11/21 Collins Street, 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)

Range between

\$570,000

&

\$620,000

### Median sale price

Median price

\$756,500

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/10/2020

to

30/09/2021

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	1/21-25 Wensley St DIAMOND CREEK 3089	\$690,000	04/09/2021
2	5/106 Cowin St DIAMOND CREEK 3089	\$635,000	04/10/2021
3	3/37 Gregg St DIAMOND CREEK 3089	\$594,000	19/07/2021

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:

10/01/2022 11:10



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**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

Year ending September 2021: \$756,500

## Comparable Properties



**1/21-25 Wensley St DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 04/09/2021

**Property Type:** Unit



**5/106 Cowin St DIAMOND CREEK 3089 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$635,000

**Method:** Sale

**Date:** 04/10/2021

**Property Type:** Flat/Unit/Apartment (Res)



**3/37 Gregg St DIAMOND CREEK 3089 (REI/VG)** **Agent Comments**

 2    1    1

**Price:** \$594,000

**Method:** Private Sale

**Date:** 19/07/2021

**Property Type:** Unit