

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

2 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$946,000

Property Type

House

Suburb

Diamond Creek

Period - From

13/11/2022

to

12/11/2023

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	22 Fraser St DIAMOND CREEK 3089	\$846,000	09/09/2023
2	22 Haley St DIAMOND CREEK 3089	\$845,000	15/07/2023
3	64 Haley St DIAMOND CREEK 3089	\$825,000	26/08/2023

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:

13/11/2023 08:59



Property Type: House (Previously Occupied - Detached)
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
13/11/2022 - 12/11/2023: \$946,000

Comparable Properties



22 Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$846,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 959 sqm approx



22 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$845,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 522 sqm approx

22 Haley Street was a smaller block of land, however was a single level dwelling



64 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 850 sqm approx

The two blocks offer different levels of usability