

# 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

86-88 Dering Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$952,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2023 to 31/03/2023 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	37 Banks Rd ELTHAM NORTH 3095	\$1,300,000	15/11/2022
2	1 Hawkhurst Ct ELTHAM 3095	\$1,300,000	03/02/2023
3	5 Drysdale Av ELTHAM 3095	\$1,190,000	03/03/2023

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:

27/04/2023 11:06



4 2 2

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 10000 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2023: \$952,000

## Comparable Properties



**37 Banks Rd ELTHAM NORTH 3095 (REI/VG)**

[Agent Comments](#)

5 5 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 15/11/2022

**Property Type:** House (Res)

**Land Size:** 3049 sqm approx



**1 Hawkhurst Ct ELTHAM 3095 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 03/02/2023

**Property Type:** House

**Land Size:** 4852 sqm approx



**5 Drysdale Av ELTHAM 3095 (REI)**

[Agent Comments](#)

5 2 5

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 03/03/2023

**Property Type:** House

**Land Size:** 2023 sqm approx