

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

1/111 Broad Gully Road, DIAMOND CREEK, VIC 3089

Indicative selling price

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

Single price

or range between

\$800,000

&

\$850,000

Median sale price

Median price

\$ 1,045,000

Property type

House

Suburb

DIAMOND CREEK

Period - From

24/04/2024

to

23/10/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4 Dartagook Street Diamond Creek Vic 3089	\$830,000	28/06/2024
2	6a Kelly Street Diamond Creek Vic 3089	\$850,000	17/08/2024
3	21 Rangeview Road Diamond Creek Vic 3089	\$800,000	22/08/2024

This Statement of Information was prepared on:

24/10/2024