

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

201 Broad Gully Road, Diamond Creek, VIC 3089

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

DIAMOND CREEK

Period - From

11/05/2024

to

10/11/2024

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 17 Lydford Court Diamond Creek Vic 3089	\$1,016,500	15/05/2024
2 9 Haley Street Diamond Creek Vic 3089	\$1,030,000	30/10/2024
3 9 Helen Court Diamond Creek Vic 3089	\$955,000	17/09/2024

This Statement of Information was prepared on:

11/11/2024