

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

10 RUSSELL DRYSDALE PLACE DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Land

Suburb

Diamond Creek

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

17 LAROO AVENUE ST HELENA VIC 3088	\$1,667,000	03-Sep-22
34 MELLIODORA CRESCENT GREENSBOROUGH VIC 3088	\$1,735,000	30-Jan-23

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 6 months.

This Statement of Information was prepared on: 13 February 2023



**17 LAROOOL AVENUE ST HELENA
VIC 3088**

6 3 4

Sold Price

\$1,667,000

Sold Date

03-Sep-22

Distance

0.78km



**34 MELLIODORA CRESCENT
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price

^{RS}**\$1,735,000**^{UN}

Sold Date

30-Jan-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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