

## 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 BISHOP AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Oct 2022

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1 MORAY STREET DIAMOND CREEK VIC 3089      | \$755,000 | 17-Jun-23 |
| 47 BROAD GULLY ROAD DIAMOND CREEK VIC 3089 | \$850,000 | 13-Jul-23 |
| 21 MORAY STREET DIAMOND CREEK VIC 3089     | \$853,000 | 18-Apr-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: 18 October 2023



**1 MORAY STREET DIAMOND CREEK VIC 3089**

 3  1  1

Sold Price **\$755,000** Sold Date **17-Jun-23**

Distance **1.64km**



**47 BROAD GULLY ROAD DIAMOND CREEK VIC 3089**

 3  1  1

Sold Price **\$850,000** Sold Date **13-Jul-23**

Distance **1.26km**



**21 MORAY STREET DIAMOND CREEK VIC 3089**

 3  1  2

Sold Price **\$853,000** Sold Date **18-Apr-23**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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