

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

1/10 Fuller Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$709,000 Property Type Unit Suburb Diamond Creek

Period - From 07/04/2020 to 06/04/2021 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	25 Fuller St DIAMOND CREEK 3089	\$915,000	27/03/2021
2	26 Challenger St DIAMOND CREEK 3089	\$905,000	10/02/2021
3	1/18 Clyde St DIAMOND CREEK 3089	\$825,000	12/03/2021

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:

07/04/2021 12:58



 4  2  2

Property Type: Townhouse (Res)

Land Size: 509 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median Unit Price

07/04/2020 - 06/04/2021: \$709,000

Comparable Properties



25 Fuller St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  -

Price: \$915,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 559 sqm approx



26 Challenger St DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  2

Price: \$905,000

Method: Private Sale

Date: 10/02/2021

Property Type: House



1/18 Clyde St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  3  2

Price: \$825,000

Method: Private Sale

Date: 12/03/2021

Property Type: Townhouse (Res)