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	

Indicative selling price

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

Range between \$820,000 & \$880,000	Range between	\$820,000	&	\$880,000
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Median sale price

Median price	\$709,000	Pro	perty Type U	nit		Suburb	Diamond Creek
Period - From	07/04/2020	to	06/04/2021	So	ource	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

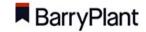
Add	dress of comparable property	Price	Date of sale
1	25 Fuller St DIAMOND CREEK 3089	\$915,000	27/03/2021
2	26 Challenger St DIAMOND CREEK 3089	\$905,000	10/02/2021
3	1/18 Clyde St DIAMOND CREEK 3089	\$825,000	12/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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

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





Price: \$905,000 Method: Private Sale Date: 10/02/2021 Property Type: House



1/18 Clyde St DIAMOND CREEK 3089 (REI)





Price: \$825,000 Method: Private Sale Date: 12/03/2021

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 94381133



