

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

18 Fuller Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,065,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2021 to 30/09/2022 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	31 Broad Gully Rd DIAMOND CREEK 3089	\$780,000	06/10/2022
2	37 Collins St DIAMOND CREEK 3089	\$755,000	10/10/2022
3	9 Koonawarra Way DIAMOND CREEK 3089	\$715,000	11/10/2022

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:

20/12/2022 09:54



Property Type: House (Previously Occupied - Detached)
Land Size: 884 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending September 2022: \$1,065,000

Comparable Properties



31 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 06/10/2022
Property Type: House
Land Size: 588 sqm approx



37 Collins St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 10/10/2022
Property Type: House
Land Size: 595 sqm approx



9 Koonawarra Way DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 11/10/2022
Property Type: House

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