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	18 Fuller Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$1,065,000	Pro	perty 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

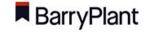
Add	dress of comparable property	Price	Date of sale
1	31 Broad Gully Rd DIAMOND CREEK 3089	\$780,000	06/10/2022
2	37 Collins St DIAMOND CREEK 3089	\$755,000	10/10/2022
3	9 Koonawarra Way DIAMOND CREEK 3089	\$715,000	11/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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) **-**3

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



37 Collins St DIAMOND CREEK 3089 (REI/VG) Agent Comments

3



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)

-3

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

Account - Barry Plant | P: 03 94381133



