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

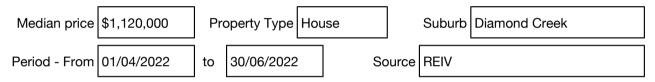
24 Hillingdon Drive, Diamond Creek Vic 3089

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$939,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	2 Mitchell Ct DIAMOND CREEK 3089	\$985,000	08/07/2022
2	31 Hillingdon Dr DIAMOND CREEK 3089	\$970,000	07/07/2022
3	8 Risdale CI DIAMOND CREEK 3089	\$951,000	19/07/2022

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:

28/07/2022 12:14









Property Type: House Land Size: 652 sqm approx Agent Comments Indicative Selling Price \$939,000 Median House Price June quarter 2022: \$1,120,000

Comparable Properties



2 Mitchell Ct DIAMOND CREEK 3089 (REI)



Price: \$985,000 Method: Private Sale Date: 08/07/2022 Property Type: House Land Size: 798 sqm approx Agent Comments

Agent Comments

31 Hillingdon Dr DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$970,000 Method: Private Sale Date: 07/07/2022 Property Type: House (Res) Land Size: 1103 sqm approx



8 Risdale CI DIAMOND CREEK 3089 (REI)



Price: \$951,000 Method: Private Sale Date: 19/07/2022 Property Type: House Land Size: 973 sqm approx

Account - Barry Plant | P: 03 94381133



property data

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