

## 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

31 HAVEN LANE DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Diamond Creek

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2/8 AMAROO COURT DIAMOND CREEK VIC 3089     | \$692,500 | 30-Dec-22 |
| 1/19 VICTORIA STREET DIAMOND CREEK VIC 3089 | \$745,000 | 29-Apr-23 |
|                                             |           |           |

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 6 months.

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**2/8 AMAROO COURT DIAMOND CREEK VIC 3089**

3 2 1

Sold Price **\$692,500** Sold Date **30-Dec-22**

Distance **0.49km**



**1/19 VICTORIA STREET DIAMOND CREEK VIC 3089**

2 1 1

Sold Price <sup>RS</sup> **\$745,000** Sold Date **29-Apr-23**

Distance **0.61km**

**RS** = Recent sale **UN** = Undisclosed Sale

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