

# 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

74 Clyde Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$945,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2021

to

31/03/2021

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	9 Stone St DIAMOND CREEK 3089	\$710,000	27/04/2021
2	37 Edmonds St DIAMOND CREEK 3089	\$795,000	10/04/2021
3			

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:

02/07/2021 17:36



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**Property Type:** House  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
March quarter 2021: \$945,000

## Comparable Properties



**9 Stone St DIAMOND CREEK 3089 (REI)**

**Agent Comments**

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**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 27/04/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx

**37 Edmonds St DIAMOND CREEK 3089 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$795,000  
**Method:** Sale  
**Date:** 10/04/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1001 sqm approx

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.