Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$945,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

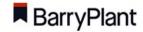
Add	dress of comparable property	Price	Date of sale
1	9 Stone St DIAMOND CREEK 3089	\$710,000	27/04/2021
2	37 Edmonds St DIAMOND CREEK 3089	\$795,000	10/04/2021
3			

OR

В* 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









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)

Price: \$710,000 Method: Private Sale Date: 27/04/2021 Rooms: 5

Property Type: House (Res) Land Size: 589 sqm approx

Agent Comments

Agent Comments

37 Edmonds St DIAMOND CREEK 3089 (VG)

-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.

Account - Barry Plant | P: 03 94381133



