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

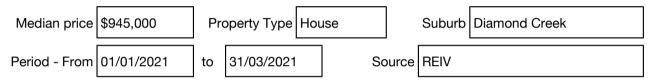
24 Nillumbik Square, Diamond Creek Vic 3089

Indicative selling price

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Single price \$995,000

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.

Address of comparable property		Price	Date of sale
1	15 Ilana View Dr DIAMOND CREEK 3089	\$1,065,000	03/05/2021
2	13 Kalmaine Ct DIAMOND CREEK 3089	\$999,999	27/03/2021
3	188 Main Hurstbridge Rd DIAMOND CREEK 3089	\$962,000	09/03/2021

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:

15/05/2021 14:06



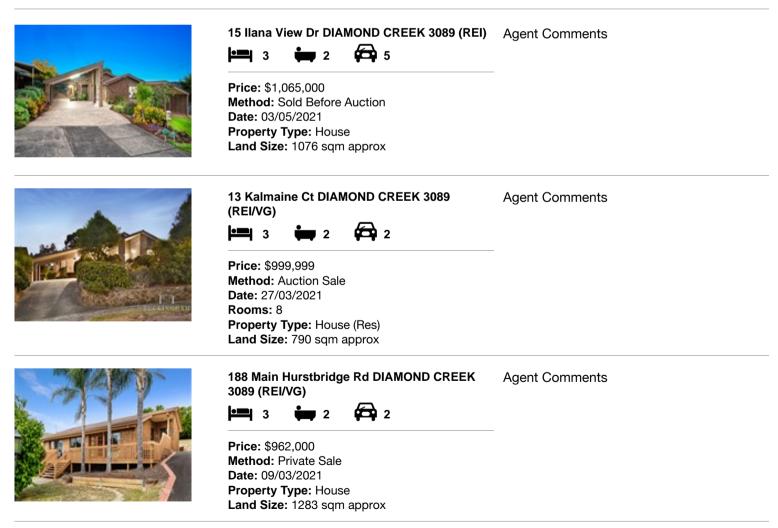






Rooms: 6 Property Type: House Land Size: 1315 sqm approx Agent Comments Indicative Selling Price \$995,000 Median House Price March quarter 2021: \$945,000

Comparable Properties



Account - Barry Plant | P: 03 94381133



