### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address Including suburb and postcode	24 Diamond Views Drive, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,080,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/04/2021	to	31/03/2022		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

7,01	aress of comparable property	1 1100	Date of Sale
1	65 Grassy Flat Rd DIAMOND CREEK 3089	\$1,380,000	21/08/2021
2	130 Everleigh Dr DIAMOND CREEK 3089	\$1,351,000	10/05/2022
3	8 Gem Ct DIAMOND CREEK 3089	\$1,326,000	09/04/2022

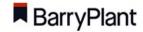
#### OR

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:	21/06/2022 15:06



Date of sale







Property Type: House Land Size: 1011 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** Year ending March 2022: \$1,080,000

## Comparable Properties



65 Grassy Flat Rd DIAMOND CREEK 3089

(REI/VG) **---** 5

Price: \$1,380,000 Method: Private Sale Date: 21/08/2021 Property Type: House Land Size: 1010 sqm approx **Agent Comments** 



130 Everleigh Dr DIAMOND CREEK 3089 (REI) Agent Comments

Price: \$1,351,000 Method: Private Sale Date: 10/05/2022 Property Type: House Land Size: 760 sqm approx

Agent Comments



8 Gem Ct DIAMOND CREEK 3089 (REI)

Price: \$1,326,000 Method: Auction Sale Date: 09/04/2022

Property Type: House (Res)

**Account** - Barry Plant | P: 03 94381133



