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	12 Arthur Streeton Place, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,575,000	&	\$1,650,000
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Median sale price

Median price	\$1,120,500	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2024	to	31/03/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	65 David Hockney Dr DIAMOND CREEK 3089	\$1,681,000	27/01/2024
2	22 Tyrone Ct ST HELENA 3088	\$1,680,000	14/05/2024
3	5 Pleasant View Ct DIAMOND CREEK 3089	\$1,525,000	31/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/07/2024 16:36
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Property Type: House Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price \$1,575,000 - \$1,650,000 **Median House Price** March quarter 2024: \$1,120,500

Comparable Properties



65 David Hockney Dr DIAMOND CREEK 3089

(REI) **---** 4

Price: \$1,681,000 Method: Private Sale Date: 27/01/2024

Rooms: 8

Property Type: House (Res) Land Size: 819 sqm approx

Agent Comments

22 Tyrone Ct ST HELENA 3088 (REI)









Price: \$1.680.000 Method: Private Sale Date: 14/05/2024

Property Type: House (Res) Land Size: 786 sqm approx **Agent Comments**

Agent Comments



5 Pleasant View Ct DIAMOND CREEK 3089

(REI)



Price: \$1,525,000 Method: Private Sale Date: 31/05/2024 Property Type: House Land Size: 788 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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