

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

2/31 Fairview Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$740,000 Property Type Townhouse Suburb Diamond Creek

Period - From 22/10/2021 to 21/10/2022 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	Price	Date of sale
1	15 River Gum CI DIAMOND CREEK 3089	\$675,000	07/06/2022
2	1/28 Dering St DIAMOND CREEK 3089	\$632,000	04/10/2022
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: 22/10/2022 15:31



 3  1  2

Property Type: Townhouse

Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Townhouse Price

22/10/2021 - 21/10/2022: \$740,000

Comparable Properties



15 River Gum CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  1

Price: \$675,000

Method: Private Sale

Date: 07/06/2022

Property Type: Townhouse (Single)

Land Size: 174 sqm approx



1/28 Dering St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$632,000

Method: Private Sale

Date: 04/10/2022

Property Type: House (Res)

Land Size: 268 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.