

# 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

1/24 Chapman Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Diamond Creek

Period - From 01/01/2023

to

31/12/2023

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	19 Fraser St DIAMOND CREEK 3089	\$975,000	29/11/2023
2	2/44 Patyah St DIAMOND CREEK 3089	\$940,000	08/02/2024
3	25 Collins St DIAMOND CREEK 3089	\$920,000	08/12/2023

**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:

14/03/2024 09:47

1/24 Chapman Street, Diamond Creek Vic 3089

**Jellis  
Craig**

Trent Grindal

9431 1222

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

Year ending December 2023: \$745,000



4 2 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**19 Fraser St DIAMOND CREEK 3089 (REI/VG)**

4 3 2

**Price:** \$975,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

**Land Size:** 442 sqm approx

**Agent Comments**

1/24 Chapman St offers similar land holding to this home, has one less bathroom, however is presented to a higher quality.



**2/44 Patyah St DIAMOND CREEK 3089 (REI)**

3 2 2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** House

**Land Size:** 291 sqm approx

**Agent Comments**

1/24 Chapman St is a larger single storey home and is the front dwelling offering superior land.



**25 Collins St DIAMOND CREEK 3089 (REI/VG)**

3 2 1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 334 sqm approx

**Agent Comments**

1/24 Chapman St is a larger, single level home offering more land and is a much quieter position.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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