

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

74 Clyde Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Diamond Creek

Period - From 01/07/2024

to 30/09/2024

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	11 Campbell St DIAMOND CREEK 3089	\$750,000	21/09/2024
2			
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:

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 3  1  0

Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
September quarter 2024: \$1,115,000

Comparable Properties



11 Campbell St DIAMOND CREEK 3089 (REI)

 2  1  2

Price: \$750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

Potential to sub divide STCA. 2
Bedroom house with separate 1
bedroom bungalow.

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.

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