

# 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

20 Chapman Street, Diamond Creek Vic 3089

### Indicative selling price

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

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$880,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2020 to 31/03/2021 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                              | 26 Anne St DIAMOND CREEK 3089 | \$1,022,000 | 15/05/2021   |
| 2                              | 4 Wega Ct DIAMOND CREEK 3089  | \$950,000   | 30/03/2021   |
| 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:

18/05/2021 13:52



4 2 2

**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,020,000  
**Median House Price**  
Year ending March 2021: \$880,000

## Comparable Properties



**26 Anne St DIAMOND CREEK 3089 (REI)**

4 2 4

**Price:** \$1,022,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 822 sqm approx

**Agent Comments**

similar location, similar sized home with 4 car  
garaging



**4 Wega Ct DIAMOND CREEK 3089 (REI)**

4 2 3

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 30/03/2021  
**Property Type:** House  
**Land Size:** 860 sqm approx

**Agent Comments**

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.