Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

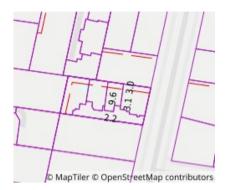
Proper	ty offered	for sale						_		
Address Including suburb and postcode		and Z/0116	2/8 Fraser Street, Diamond Creek Vic 3089							
Indicat	tive selling	price								
For the	meaning of t	this price se	e con	sumer.vic.gov.au	/underquot	ting				
Range between \$700,000				&	\$760,000					
Mediar	n sale price)	_							
Media	an price \$77	70,000	Pr	operty Type Uni	t		Suburb	Diamond Cre	eek	
Period	d - From 01/	01/2024	to	31/12/2024	So	urce	REIV			
Compa	arable prop	erty sales	(*De	lete A or B bel	ow as app	olical	ble)			
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							Р	rice	Date of sale	
1										
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:							21/01/2025 16:08		





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Indicative Selling Price \$700,000 - \$760,000 Median Unit Price Year ending December 2024: \$770,000





Comparable Properties

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.

Account - Jellis Craig | P: 03 94321444



