

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

122 Broad Gully Road Diamond Creek VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Diamond Creek

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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 Kalmaine Court Diamond Creek VIC 3089	\$794,000	16-Dec-20
16 Ryan Street Diamond Creek VIC 3089	\$742,500	16-Sep-20
27 Fyffe Street Diamond Creek VIC 3089	\$786,000	21-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 28 January 2021



1 Kalmaine Court Diamond Creek VIC 3089

Sold Price

^{RS}

\$794,000

Sold Date

16-Dec-20



3



1



3

Distance

0.51km



16 Ryan Street Diamond Creek VIC 3089

Sold Price

\$742,500

Sold Date

16-Sep-20



3



1



1

Distance

0.52km



27 Fyffe Street Diamond Creek VIC 3089

Sold Price

\$786,000

Sold Date

21-Oct-20



3



1



2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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