

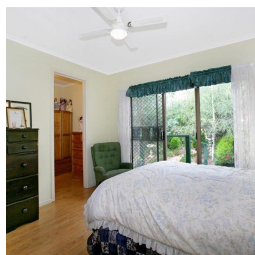
STATEMENT OF INFORMATION

17 MARINO WAY, DIAMOND CREEK, VIC 3089
PREPARED BY LEIGH PRIDHAM, PRIDHAM PROPERTY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**17 MARINO WAY, DIAMOND CREEK, VIC**

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$820,000 to \$900,000**

Provided by: Leigh Pridham, Pridham Property

MEDIAN SALE PRICE

**DIAMOND CREEK, VIC, 3089**

Suburb Median Sale Price (House)

\$950,000

01 July 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**28 DUNBARTON DR, ELTHAM NORTH, VIC**

3 2 2

Sale Price

\$860,000

Sale Date: 31/10/2022

Distance from Property: 1.2km

**11 SOLWAY CRT, ST HELENA, VIC 3088**

3 2 3

Sale Price

\$935,000

Sale Date: 26/10/2022

Distance from Property: 1.3km

**22 GLEN KATHERINE DR, ST HELENA, VIC 3088**

3 2 2

Sale Price

\$835,000

Sale Date: 06/08/2022

Distance from Property: 1.3km



This report has been compiled on 01/02/2023 by Pridham Property. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

17 MARINO WAY, DIAMOND CREEK, VIC 3089

Indicative selling price

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

Price Range:

\$820,000 to \$900,000

Median sale price

Median price

\$950,000

Property type

House

Suburb

DIAMOND CREEK

Period

01 July 2022 to 31 December 2022

Source



Comparable property sales

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

28 DUNBARTON DR, ELTHAM NORTH, VIC 3095	\$860,000	31/10/2022
11 SOLWAY CRT, ST HELENA, VIC 3088	\$935,000	26/10/2022
22 GLEN KATHERINE DR, ST HELENA, VIC 3088	\$835,000	06/08/2022

This Statement of Information was prepared on:

01/02/2023