

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

34 Diamond Views Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$930,000

&

\$980,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/06/2022

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	4 Ripon CI DIAMOND CREEK 3089	\$1,050,000	23/08/2022
2	16 Gipson St DIAMOND CREEK 3089	\$950,000	03/06/2022
3	56 Sunnyside Cr WATTLE GLEN 3096	\$950,000	08/04/2022

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:

06/10/2022 14:38



 3  2  2

Property Type: House (Res)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$930,000 - \$980,000

Median House Price

Year ending June 2022: \$1,083,000

Comparable Properties



4 Ripon CI DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  1

Price: \$1,050,000

Method: Private Sale

Date: 23/08/2022

Property Type: House

Land Size: 913 sqm approx



16 Gipson St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  1  2

Price: \$950,000

Method: Private Sale

Date: 03/06/2022

Property Type: House

Land Size: 576 sqm approx



56 Sunnyside Cr WATTLE GLEN 3096 (REI/VG) **Agent Comments**

 3  2  1

Price: \$950,000

Method: Private Sale

Date: 08/04/2022

Property Type: House

Land Size: 979 sqm approx