

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

7/10 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Diamond Creek

Period - From 01/04/2022 to 31/03/2023 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	3/31-33 Haley St DIAMOND CREEK 3089	\$745,000	15/05/2023
2	2/14 Hyde St DIAMOND CREEK 3089	\$653,000	11/03/2023
3	1/29 Kelly St DIAMOND CREEK 3089	\$620,000	12/04/2023

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:

29/05/2023 15:22



 3  1  1

Property Type: Unit
Land Size: 256 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
Year ending March 2023: \$740,000

Comparable Properties



3/31-33 Haley St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  1

Price: \$745,000
Method: Private Sale
Date: 15/05/2023
Property Type: Townhouse (Single)
Land Size: 227 sqm approx



2/14 Hyde St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  1  2

Price: \$653,000
Method: Private Sale
Date: 11/03/2023
Property Type: Unit
Land Size: 365 sqm approx



1/29 Kelly St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  1  1

Price: \$620,000
Method: Private Sale
Date: 12/04/2023
Property Type: Unit
Land Size: 381 sqm approx