

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

26 River Gum Close, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$744,750

Property Type Unit

Suburb Diamond Creek

Period - From 01/04/2021

to 31/03/2022

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	33 Haven La DIAMOND CREEK 3089	\$718,000	10/05/2022
2	27 Haven La DIAMOND CREEK 3089	\$690,000	09/04/2022
3	15 River Gum Cl DIAMOND CREEK 3089	\$675,000	07/06/2022

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:

29/06/2022 12:03



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending March 2022: \$744,750

Comparable Properties



33 Haven La DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  1

Price: \$718,000

Method: Private Sale

Date: 10/05/2022

Property Type: Townhouse (Res)

27 Haven La DIAMOND CREEK 3089 (VG)

Agent Comments

 3  -  -

Price: \$690,000

Method: Sale

Date: 09/04/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 174 sqm approx



15 River Gum CI DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  1

Price: \$675,000

Method: Private Sale

Date: 07/06/2022

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 94381133