

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

59 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$929,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2020

to

31/12/2020

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	122 Broad Gully Rd DIAMOND CREEK 3089	\$850,000	03/02/2021
2	8 Elgata Ct DIAMOND CREEK 3089	\$802,000	03/12/2020
3	1 Kalmaine Ct DIAMOND CREEK 3089	\$794,000	16/12/2020

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:

15/02/2021 14:05



 3  2  2

Property Type: House
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
December quarter 2020: \$929,500

Comparable Properties



122 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$850,000
Method: Private Sale
Date: 03/02/2021
Property Type: House (Res)
Land Size: 806 sqm approx



8 Elgata Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$802,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 623 sqm approx



1 Kalmaine Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  3

Price: \$794,000
Method: Auction Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 794 sqm approx