

# 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 Siyan Rise, Diamond Creek, VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,071,500

Property Type

House

Suburb

DIAMOND CREEK

Period - From

08/05/2024

to

07/11/2024

Source

price\_finder

### Comparable property sales

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.

| Address of comparable property                 | Price       | Date of sale |
|------------------------------------------------|-------------|--------------|
| 1 5 Pleasant View Court Diamond Creek Vic 3089 | \$1,525,000 | 03/06/2024   |
| 2                                              |             |              |
| 3                                              |             |              |

This Statement of Information was prepared on:

08/11/2024