

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

3/31 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/05/2022

to

30/04/2023

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	2/14 Marian Ct ELTHAM NORTH 3095	\$786,000	16/03/2023
2	1/5 Wensley St DIAMOND CREEK 3089	\$725,000	15/03/2023
3			

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:

01/05/2023 14:02



 3  2  1

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

01/05/2022 - 30/04/2023: \$950,000

Comparable Properties



2/14 Marian Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 3  1  2

Price: \$786,000

Method: Private Sale

Date: 16/03/2023

Property Type: Unit

Land Size: 382 sqm approx

1/5 Wensley St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  -

Price: \$725,000

Method: Auction Sale

Date: 15/03/2023

Property Type: House (Res)

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.