Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

postcode	Address Including suburb and postcode	
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Indicative selling price

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

Single price \$769,000

Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Hurstbridge
Period - From	01/07/2021	to	30/06/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	2/24 Wensley St DIAMOND CREEK 3089	\$758,500	08/02/2022
2	29 Moray St DIAMOND CREEK 3089	\$716,000	07/07/2022
3			

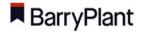
OR

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:	27/07/2022 09:03



Date of sale







Property Type: House Land Size: 580 sqm approx Agent Comments Indicative Selling Price \$769,000 Median House Price Year ending June 2022: \$960,000

Comparable Properties



2/24 Wensley St DIAMOND CREEK 3089

(REI/VG)

3

• 2

Price: \$758,500
Method: Private Sale
Date: 08/02/2022
Property Type: Unit

Land Size: 304 sqm approx

Agent Comments



29 Moray St DIAMOND CREEK 3089 (REI)

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6 -

Price: \$716,000 Method: Private Sale Date: 07/07/2022 Property Type: House Land Size: 644 sqm approx **Agent Comments**

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.

Account - Barry Plant | P: 03 94381133



