

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

16 MONOMEATH AVENUE DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

13 LILYPILLY LANE PLENTY VIC 3090

\$1,690,000

23-Mar-24

65 DAVID HOCKNEY DRIVE DIAMOND CREEK VIC 3089

\$1,681,000

27-Jan-24

8 WATTLEBIRD COURT DIAMOND CREEK VIC 3089

\$1,390,000

02-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 26 April 2024

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13 LILLYPILLY LANE PLENTY VIC 3090

 5  3  2

Sold Price ^{RS} **\$1,690,000** ^{UN} Sold Date **23-Mar-24**

Distance **1.03km**



**65 DAVID HOCKNEY DRIVE
DIAMOND CREEK VIC 3089**

 4  2  5

Sold Price ^{RS} **\$1,681,000** Sold Date **27-Jan-24**

Distance **0.18km**



**8 WATTLEBIRD COURT DIAMOND
CREEK VIC 3089**

 5  2  2

Sold Price ^{RS} **\$1,390,000** ^{UN} Sold Date **02-Mar-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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