

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

2/92 BROAD GULLY ROAD 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Diamond Creek

Period-from

01 Jul 2022

to

30 Jun 2023

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

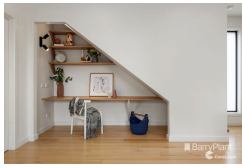
Date of sale

1/8 BROOKS CRESCENT DIAMOND CREEK VIC 3089	\$825,000	03-Apr-23
1/18 FYFFE STREET DIAMOND CREEK VIC 3089	\$830,000	17-Feb-23
19 PHIPPS CRESCENT DIAMOND CREEK VIC 3089	\$820,000	18-May-23

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: 03 July 2023



1/8 BROOKS CRESCENT DIAMOND CREEK VIC 3089 Sold Price **\$825,000** Sold Date **03-Apr-23**

 3  2  2

Distance **0.66km**



1/18 FYFFE STREET DIAMOND CREEK VIC 3089 Sold Price **\$830,000** Sold Date **17-Feb-23**

 3  2  2

Distance **0.85km**



19 PHIPPS CRESCENT DIAMOND CREEK VIC 3089 Sold Price ^{RS} **\$820,000** Sold Date **18-May-23**

 3  1  -

Distance **1.02km**

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

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