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

1/66 Diamond Creek Road, Greensborough Vic 3088

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | | |
|-------------------|-------------------|------|---------------|------|------------|------|--------|---------------|--|--|
| Range betweer | n \$800,000 | | & | | \$850,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$995,000 | Pro | Property Type | | House | | Suburb | Greensborough | | |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 10 Hobson St GREENSBOROUGH 3088 | \$845,000 | 17/12/2024 |
| 2 | 2/8 Vermont Pde GREENSBOROUGH 3088 | \$820,000 | 12/12/2024 |
| 3 | 4/88 Nell St GREENSBOROUGH 3088 | \$810,000 | 25/09/2024 |

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:

07/02/2025 11:19



1/66 Diamond Creek Road, Greensborough Vic 3088



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Property Type: House Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price December quarter 2024: \$995,000

Comparable Properties

| DARPEN JONES | 10 Hobson St GREENSBOROUGH 3088 (REI) 1 1 2 Price: \$845,000 Method: Private Sale Date: 17/12/2024 Rooms: 7 Property Type: House (Res) Land Size: 929 sqm approx | Agent Comments |
|--------------|---|----------------|
| | 2/8 Vermont Pde GREENSBOROUGH 3088 (REI/VG) Image: 1 Image: 1 3 Image: 1 Price: \$820,000 Method: Private Sale Date: 12/12/2024 Property Type: Unit Land Size: 256 sqm approx | Agent Comments |
| | 4/88 Nell St GREENSBOROUGH 3088 (REI/VG) → 3 → 1 → 2 Price: \$810,000 Method: Sold Before Auction Date: 25/09/2024 Property Type: Unit | Agent Comments |

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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