

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

14 River Gum Close, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$739,500

Median sale price

Median price \$996,526

Property Type House

Suburb Diamond Creek

Period - From 18/12/2020

to 17/12/2021

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	7 Haven La DIAMOND CREEK 3089	\$791,000	29/10/2021
2	71 Haley St DIAMOND CREEK 3089	\$790,000	18/05/2021
3	1/10 Hyde St DIAMOND CREEK 3089	\$673,500	16/10/2021

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:

18/12/2021 16:27



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx

Agent Comments

Comparable Properties



7 Haven La DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$791,000

Method: Sold Before Auction

Date: 29/10/2021

Rooms: 4

Property Type: House

Land Size: 300 sqm approx



71 Haley St DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$790,000

Method: Sale

Date: 18/05/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 399 sqm approx



1/10 Hyde St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$673,500

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 259 sqm approx