

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

1/30 Challenger Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Diamond Creek

Period - From 01/04/2023 to 30/06/2023 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	1 Moray St DIAMOND CREEK 3089	\$755,000	17/06/2023
2	7/10 Broad Gully Rd DIAMOND CREEK 3089	\$700,000	13/07/2023
3	2/14 Hyde St DIAMOND CREEK 3089	\$653,000	11/03/2023

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:

22/08/2023 08:47



3
 1
 2

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$690,000 - \$730,000
Median Unit Price
 June quarter 2023: \$745,000

Comparable Properties



1 Moray St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 1

Price: \$755,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 386 sqm approx



7/10 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 1

Price: \$700,000
Method: Private Sale
Date: 13/07/2023
Property Type: Unit
Land Size: 256 sqm approx



2/14 Hyde St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3
 1
 2

Price: \$653,000
Method: Private Sale
Date: 11/03/2023
Property Type: Unit
Land Size: 365 sqm approx

Account - Barry Plant | P: (03) 9431 1243