

# 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

12 Bruce Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$960,000

### Median sale price

Median price \$990,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2023 to 31/03/2024 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 | 2/44 Patyah St DIAMOND CREEK 3089  | \$940,000 | 08/02/2024   |
| 2 | 1/24 Chapman St DIAMOND CREEK 3089 | \$930,000 | 23/03/2024   |
| 3 | 6 Ryefield Ct DIAMOND CREEK 3089   | \$920,000 | 07/02/2024   |

**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: 15/05/2024 10:17



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 1   
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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 466 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$890,000 - \$960,000  
**Median House Price**  
 Year ending March 2024: \$990,000

## Comparable Properties



2/44 Patyah St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** House  
**Land Size:** 291 sqm approx



1/24 Chapman St DIAMOND CREEK 3089 (REI) Agent Comments

4   
 2   
 2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 23/03/2024  
**Property Type:** House  
**Land Size:** 422 sqm approx



6 Ryefield Ct DIAMOND CREEK 3089 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** House  
**Land Size:** 708 sqm approx