

# 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 Kelly 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 \$800,000 & \$850,000

### Median sale price

Median price \$1,030,000 Property Type House 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	64 Haley St DIAMOND CREEK 3089	\$825,000	26/08/2023
2	19 Phipps Cr DIAMOND CREEK 3089	\$820,000	18/05/2023
3	70 Clyde St DIAMOND CREEK 3089	\$795,000	31/03/2023

**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:

29/08/2023 13:38



 3    1    2

**Property Type:** House (Res)

**Land Size:** 459 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

June quarter 2023: \$1,030,000

## Comparable Properties



**64 Haley St DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House

**Land Size:** 850 sqm approx



**19 Phipps Cr DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3    1    -

**Price:** \$820,000

**Method:** Private Sale

**Date:** 18/05/2023

**Property Type:** House

**Land Size:** 475 sqm approx



**70 Clyde St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3    1    4

**Price:** \$795,000

**Method:** Sold Before Auction

**Date:** 31/03/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

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