

# 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

15/68 Diamond Creek Road, Greensborough Vic 3088
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### Indicative selling price

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

Range between 

\$680,000
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 & 

\$720,000
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### Median sale price

Median price 

\$1,036,000
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	3/9-11 Leach St BRIAR HILL 3088	\$721,000	25/11/2023
2	8/73-75 Nell St GREENSBOROUGH 3088	\$690,000	27/04/2024
3	7/20 Eldale Av GREENSBOROUGH 3088	\$680,000	20/02/2024

**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: 

29/04/2024 12:06
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**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**3/9-11 Leach St BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$721,000

**Method:** Private Sale

**Date:** 25/11/2023

**Property Type:** Unit

**Land Size:** 339 sqm approx



**8/73-75 Nell St GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 27/04/2024

**Property Type:** Unit

**Land Size:** 269 sqm approx



**7/20 Eldale Av GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Townhouse (Single)