

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 Ness Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$950,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

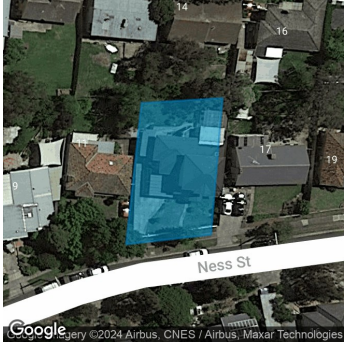
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	6 Juane Park Dr DIAMOND CREEK 3089	\$1,388,700	08/09/2023
2	3 Knightsbridge Pl DIAMOND CREEK 3089	\$1,290,000	16/12/2023
3			

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: 08/01/2024 10:41



Property Type: House (Previously Occupied - Detached)
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending September 2023: \$950,000

Comparable Properties



6 Juane Park Dr DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$1,388,700
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 1096 sqm approx



3 Knightsbridge PI DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 739 sqm approx

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.