## 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 betweer	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$950,000	Pro	operty Type	House			Suburb	Diamond Creek	
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

OR

**B**<sup>\*</sup> 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



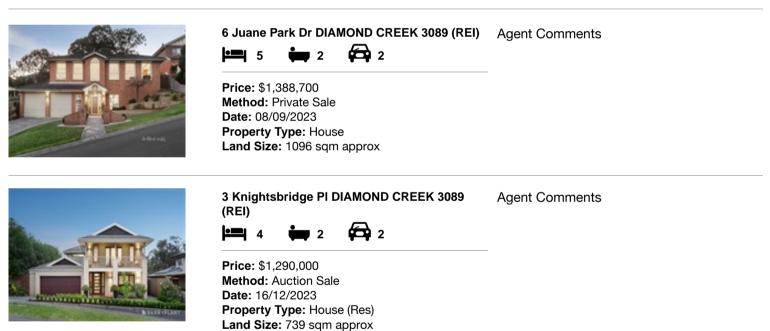






Property Type: House (Previously Occupied - Detached) Land Size: 593 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending September 2023: \$950,000

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata



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