

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

2/118 MAIN HURSTBRIDGE ROAD DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,016,500

Property type

House

Suburb

Diamond Creek

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

3/16 FYFFE STREET DIAMOND CREEK VIC 3089	\$756,000	24-Apr-24
1 BISHOP AVENUE DIAMOND CREEK VIC 3089	\$800,000	14-Feb-24
1/29 KELLY STREET DIAMOND CREEK VIC 3089	\$780,000	28-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 25 June 2024



3/16 FYFFE STREET DIAMOND CREEK VIC 3089

3 2 2

Sold Price **\$756,000** Sold Date **24-Apr-24**

Distance **0.86km**



1 BISHOP AVENUE DIAMOND CREEK VIC 3089

3 2 1

Sold Price **\$800,000** Sold Date **14-Feb-24**

Distance **0.17km**



1/29 KELLY STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price **\$780,000** Sold Date **28-Apr-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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