

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 Oakdale Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	10 Lillypilly La PLENTY 3090	\$1,760,000	02/05/2023
2	32 Viewgrand Way GREENSBOROUGH 3088	\$1,750,000	11/07/2023
3	10 Russell Drysdale PI DIAMOND CREEK 3089	\$1,650,000	23/07/2023

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:

21/08/2023 08:35



 4
  3
  2

Property Type: House
Land Size: 800 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,760,000
Median House Price
 June quarter 2023: \$1,030,000

Comparable Properties



10 Lillypilly La PLENTY 3090 (VG)

Agent Comments

 4
  -
  -

Price: \$1,760,000
Method: Sale
Date: 02/05/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx

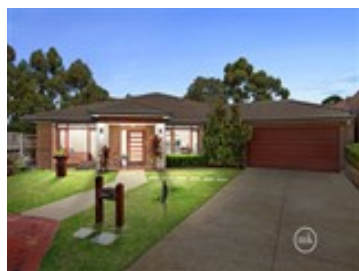


32 Viewgrand Way GREENSBOROUGH 3088 (REI)

Agent Comments

 4
  2
  2

Price: \$1,750,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 826 sqm approx



10 Russell Drysdale PI DIAMOND CREEK 3089 (REI) Agent Comments

 4
  2
  2

Price: \$1,650,000
Method: Private Sale
Date: 23/07/2023
Property Type: House (Res)
Land Size: 861 sqm approx

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