

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 Union Gold Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,120,500 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/03/2024 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 Lovitt CI DIAMOND CREEK 3089	\$1,310,000	10/02/2024
2	39 Collard Dr DIAMOND CREEK 3089	\$1,020,000	19/12/2023
3	17 Aspiration Rise DIAMOND CREEK 3089	\$965,000	24/11/2023

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: 21/05/2024 13:32



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Property Type: Land
Land Size: 1816 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2024: \$1,120,500

Comparable Properties



6 Lovitt CI DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$1,310,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 1905 sqm approx

39 Collard Dr DIAMOND CREEK 3089 (VG)

Agent Comments

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Price: \$1,020,000
Method: Sale
Date: 19/12/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 1181 sqm approx



17 Aspiration Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$965,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 971 sqm approx

Account - Barry Plant | P: 03 9842 8888