

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 WINDMILL RISE 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

\$1,140,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,101

Property type

House

Suburb

Diamond Creek

Period-from

01 May 2023

to

30 Apr 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

4 WINDMILL RISE DIAMOND CREEK VIC 3089	\$1,160,000	16-Mar-24
12 WINDMILL RISE DIAMOND CREEK VIC 3089	\$1,160,000	27-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: 14 May 2024



4 WINDMILL RISE DIAMOND CREEK VIC 3089

4 2 2

Sold Price ^{RS} **\$1,160,000** Sold Date **16-Mar-24**

Distance **0.02km**



12 WINDMILL RISE DIAMOND CREEK VIC 3089

4 2 4

Sold Price Sold Date **27-Apr-24**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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