

## 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

25 DERING STREET DIAMOND CREEK VIC 3089

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Feb 2023

to

31 Jan 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

|   |             |           |
|---|-------------|-----------|
| 15 FYFFE STREET DIAMOND CREEK VIC 3089      | \$1,296,400 | 22-Jan-24 |
| 5 HENRY ARTHUR DRIVE DIAMOND CREEK VIC 3089 | \$1,240,000 | 10-Feb-24 |
| 23 JACARANDA DRIVE DIAMOND CREEK VIC 3089   | \$1,260,000 | 11-Dec-23 |

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: 26 February 2024



**15 FYFFE STREET DIAMOND CREEK VIC 3089**

 3  2  2

Sold Price <sup>RS</sup> **\$1,296,400** Sold Date **22-Jan-24**

Distance **0.31km**



**5 HENRY ARTHUR DRIVE DIAMOND CREEK VIC 3089**

 4  2  2

Sold Price <sup>RS</sup> **\$1,240,000** Sold Date **10-Feb-24**

Distance **0.92km**



**23 JACARANDA DRIVE DIAMOND CREEK VIC 3089**

 4  2  2

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **11-Dec-23**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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