

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

28 Challenger Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$990,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2023 to 31/12/2023 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 | 11 Bage St DIAMOND CREEK 3089 | \$866,200 | 02/02/2024 |
| 2 | 109 Lambert St DIAMOND CREEK 3089 | \$865,000 | 27/12/2023 |
| 3 | 22 Fraser St DIAMOND CREEK 3089 | \$846,000 | 09/09/2023 |

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: 19/03/2024 14:26



 3
  1
  3

Property Type: House
Land Size: 840 sqm approx
 Agent Comments

Indicative Selling Price
 \$840,000 - \$890,000
Median House Price
 December quarter 2023: \$990,000

Comparable Properties



11 Bage St DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$866,200
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 550 sqm approx



109 Lambert St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$865,000
Method: Private Sale
Date: 27/12/2023
Property Type: House
Land Size: 703 sqm approx



22 Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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  2
  1

Price: \$846,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 959 sqm approx

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