

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

3 HAPPY VALLEY 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

\$1,000,000

&

\$1,100,000

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

30 EDMONDS STREET DIAMOND CREEK VIC 3089	\$915,000	16-May-24
15 EVERLEIGH DRIVE DIAMOND CREEK VIC 3089	\$982,101	24-Nov-23
16 PAROOK COURT DIAMOND CREEK VIC 3089	\$985,101	02-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.~~

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**30 EDMONDS STREET DIAMOND CREEK VIC 3089**

4 2 2

Sold Price

RS

\$915,000

Sold Date

16-May-24

Distance

0.28km**15 EVERLEIGH DRIVE DIAMOND CREEK VIC 3089**

4 3 2

Sold Price

\$982,101

Sold Date

24-Nov-23

Distance

0.88km**16 PAROOK COURT DIAMOND CREEK VIC 3089**

4 2 2

Sold Price

\$985,101

Sold Date

02-Dec-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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