

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

30 Waigo Way, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$583,000 Property Type Vacant land Suburb Diamond Creek

Period - From 05/04/2023 to 04/04/2024 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	12 Fyffe St DIAMOND CREEK 3089	\$960,000	29/02/2024
2	1 Fyffe St DIAMOND CREEK 3089	\$950,000	24/02/2024
3			

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: 05/04/2024 15:30



Property Type: Development Site (Res)
Land Size: 1574 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Land Price
 05/04/2023 - 04/04/2024: \$583,000

Comparable Properties



12 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 1242 sqm approx



1 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1560 sqm approx

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.

Account - Jellis Craig | P: 03 94321444