Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address	30 Waigo Way, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000
0	·		· ,

Median sale price

Median price	\$583,000	Pro	perty Type	Vaca	ant land		Suburb	Diamond Creek
Period - From	05/04/2023	to	04/04/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Adv	areas or comparable property	1 1100	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

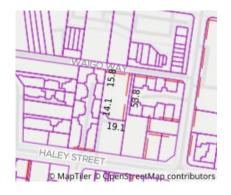
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/04/2024 15:30



Date of sale











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)

4



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



1 Fyffe St DIAMOND CREEK 3089 (REI)

'— 3







Price: \$950,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 1560 sqm approx **Agent Comments**

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



