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

34 Wilson Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Hou	se		Suburb	Diamond Creek
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Highland Ct ELTHAM NORTH 3095	\$1,250,000	20/11/2023
2	6 Calendonia Dr ELTHAM NORTH 3095	\$1,220,000	01/02/2024
3	4 Oldstead Rd GREENSBOROUGH 3088	\$1,090,000	26/01/2024

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:

28/03/2024 10:45



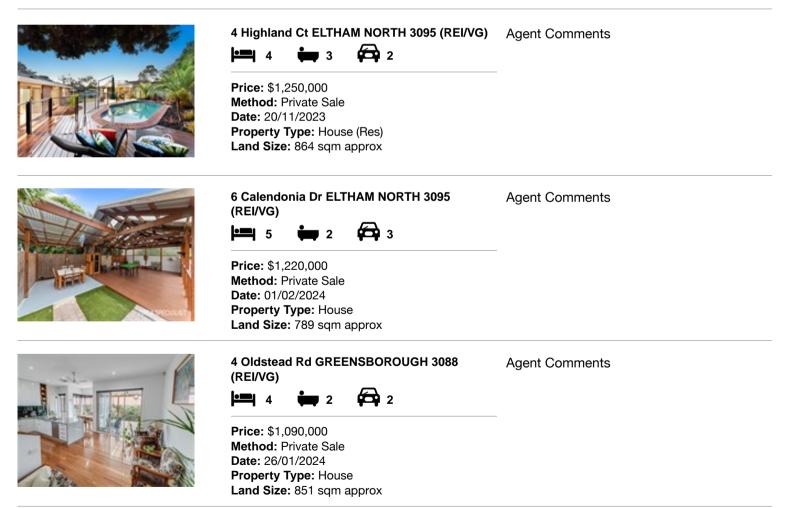






Property Type: House Land Size: 843 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price December quarter 2023: \$990,000

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243





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