

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000

### 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	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



4   2   2

**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



**4 Highland Ct ELTHAM NORTH 3095 (REI/VG)**   **Agent Comments**

4   3   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**6 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)**   **Agent Comments**

5   2   3

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** House  
**Land Size:** 789 sqm approx



**4 Oldstead Rd GREENSBOROUGH 3088 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 26/01/2024  
**Property Type:** House  
**Land Size:** 851 sqm approx

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