

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 46 Chapman Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,040,000 & \$1,120,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Diamond Creek

Period - From 05/06/2023 to 04/06/2024 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	2 Siyan Rise DIAMOND CREEK 3089	\$1,100,000	27/05/2024
2			
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: 05/06/2024 13:44



 3  2  0

Property Type: House (Res)

Land Size: 820 sqm approx

Agent Comments

Indicative Selling Price

\$1,040,000 - \$1,120,000

Median House Price

05/06/2023 - 04/06/2024: \$1,020,000

Comparable Properties



2 Siyan Rise DIAMOND CREEK 3089 (REI)

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 27/05/2024

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Siyan Rise was a larger home but a smaller, less usable block of land

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.

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