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	con	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,040,000		8		\$1,120,000				
Median sale price									
Median price	\$1,020,000	Pro	operty Type	Hou	se		Suburb	Diamond Creek	
Period - From	05/06/2023	to	04/06/2024		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.

Ade	dress 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









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)



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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propertydata



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