

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

5 HENRY ARTHUR DRIVE DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

| | | |
|------------------------------------|-------------|-----------|
| 17 LESAY DRIVE ST HELENA VIC 3088 | \$1,200,000 | 06-Nov-23 |
| 30 MAXINE DRIVE ST HELENA VIC 3088 | \$1,175,000 | 15-Sep-23 |
| 1 KELBOW CLOSE ST HELENA VIC 3088 | \$1,180,000 | 24-Jul-23 |

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 6 months.~~

This Statement of Information was prepared on: 16 January 2024



17 LESAY DRIVE ST HELENA VIC 3088

Sold Price

^{RS} **\$1,200,000** Sold Date **06-Nov-23**

4 2 2

Distance **0.34km**



30 MAXINE DRIVE ST HELENA VIC 3088

Sold Price

\$1,175,000 Sold Date **15-Sep-23**

4 2 2

Distance **1.14km**



1 KELBOW CLOSE ST HELENA VIC 3088

Sold Price

\$1,180,000 Sold Date **24-Jul-23**

4 2 2

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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