

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 53 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,120,500 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/03/2024 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	11 Bage St DIAMOND CREEK 3089	\$866,200	01/02/2024
2	1 Bishop Av DIAMOND CREEK 3089	\$800,000	14/02/2024
3	20 Victoria St DIAMOND CREEK 3089	\$770,000	04/11/2023

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: 26/04/2024 14:39



 3  1  3

Rooms: 5
Property Type: House
Land Size: 585 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
March quarter 2024: \$1,120,500

Comparable Properties



11 Bage St DIAMOND CREEK 3089 (REI/VG) [Agent Comments](#)

 3  1  4

Price: \$866,200
Method: Private Sale
Date: 01/02/2024
Property Type: House (Res)
Land Size: 550 sqm approx



1 Bishop Av DIAMOND CREEK 3089 (REI/VG) [Agent Comments](#)

 3  2  1

Price: \$800,000
Method: Private Sale
Date: 14/02/2024
Property Type: House (Res)
Land Size: 588 sqm approx



20 Victoria St DIAMOND CREEK 3089 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$770,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House
Land Size: 609 sqm approx

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