

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

6 CHARLES CONDER PLACE 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

\$1,620,000

&

\$1,720,000

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

2 OAKDALE RISE DIAMOND CREEK VIC 3089	\$1,625,000	07-Dec-23
38 JACARANDA DRIVE DIAMOND CREEK VIC 3089	\$1,735,000	18-Nov-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: 30 January 2024



2 OAKDALE RISE DIAMOND CREEK VIC 3089 Sold Price ^{RS} **\$1,625,000** ^{UN} Sold Date **07-Dec-23**

 3  3  2

Distance **0.31km**



38 JACARANDA DRIVE DIAMOND CREEK VIC 3089 Sold Price **\$1,735,000** Sold Date **18-Nov-23**

 4  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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