

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 36 Discovery Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$550,000 Property Type Vacant land Suburb Diamond Creek

Period - From 22/08/2023 to 21/08/2024 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		
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: 22/08/2024 11:05

36 Discovery Drive, Diamond Creek Vic 3089

Kylie McGrath

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Indicative Selling Price

\$640,000 - \$690,000

Median Land Price

22/08/2023 - 21/08/2024: \$550,000



Property Type: Land

Land Size: 1181 sqm approx

Agent Comments

Comparable Properties

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.

Account - Ray White Eltham | P: 03 9431 3425



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