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	3 Happy Valley Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between $890,000 & $970,000

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	16 Parook Ct DIAMOND CREEK 3089	$985,101	02/12/2023
2	15 Everleigh Dr DIAMOND CREEK 3089	$982,101	24/11/2023
3	30 Edmonds St DIAMOND CREEK 3089	$915,000	16/05/2024

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: 19/06/2024 11:05

3 Happy Valley Rise, Diamond Creek Vic 3089

BARRYPLANT



4 3 2

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $970,000
Median House Price
March quarter 2024: $1,120,500

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.

Comparable Properties



16 Parook Ct DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $985,101
Method: Private Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 905 sqm approx

Agent Comments



15 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

5 3 2

Price: $982,101
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments



30 Edmonds St DIAMOND CREEK 3089 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 811 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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