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	7 Honeyeater Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 30/06/2024 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.

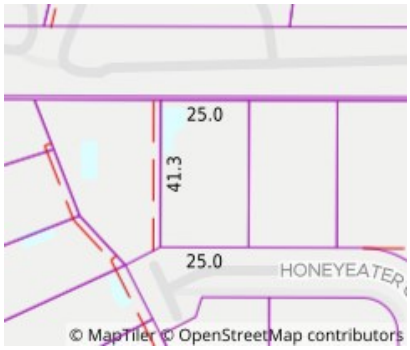
	Address of comparable property	Price	Date of sale
1	28 Viewgrand Way GREENSBOROUGH 3088	$1,560,000	25/05/2024
2	4 Greenedge Ct PLENTY 3090	$1,520,000	29/03/2024
3	21 Erinne Ct ST HELENA 3088	$1,590,000	16/03/2024

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: 25/07/2024 11:33

7 Honeyeater Close, Diamond Creek Vic 3089



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Property Type: Land
Land Size: 1033 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
June quarter 2024: $1,100,000

Comparable Properties



28 Viewgrand Way GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments



4 Greenedge Ct PLENTY 3090 (REI/VG)

4 3 2

Price: $1,520,000
Method: Private Sale
Date: 29/03/2024
Property Type: House
Land Size: 1057 sqm approx

Agent Comments



21 Erinne Ct ST HELENA 3088 (REI)

5 2 4

Price: $1,590,000
Method: Private Sale
Date: 16/03/2024
Property Type: House
Land Size: 945 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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