

# 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

15 Jessamber Court, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$920,000

### 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 | 53 Broad Gully Rd DIAMOND CREEK 3089 | \$890,000 | 06/05/2024   |
| 2 | 11 Harrap Ct DIAMOND CREEK 3089      | \$900,000 | 08/04/2024   |
| 3 | 57 Hillingdon Dr DIAMOND CREEK 3089  | \$900,000 | 26/03/2024   |

**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: 26/08/2024 13:35

15 Jessamber Court, Diamond Creek Vic 3089

Kylie McGrath

03 9435 8866

0417 856 698

kylie.mcgrath@raywhite.com



Rooms: 7

Property Type: House

Land Size: 783.842 sqm approx

Agent Comments

**Indicative Selling Price**

\$870,000 - \$920,000

**Median House Price**

June quarter 2024: \$1,100,000

## Comparable Properties



**53 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 585 sqm approx



**11 Harrap Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 1008 sqm approx



**57 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 26/03/2024

Rooms: 6

Property Type: House (Res)

Land Size: 790 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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