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

13 Jonquil Close, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$890,000		&		\$950,000				
Median sale price									
Median price	\$1,028,000	Pro	Property Type		House		Suburb	Diamond Creek	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11 Ness St DIAMOND CREEK 3089	\$885,000	10/12/2024
2	3 Grassy Flat Rd DIAMOND CREEK 3089	\$947,000	19/10/2024
3	58 Everleigh Dr DIAMOND CREEK 3089	\$931,000	15/10/2024

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.

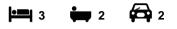
This Statement of Information was prepared on:

25/02/2025 10:54









Property Type: House Land Size: 793 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price December quarter 2024: \$1,028,000

Comparable Properties

11 Ness St DIAMOND CREEK 3089 (REI/VG) 1 1 2 Price: \$885,000 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 594 sqm approx	Agent Comments
3 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG) 3 1 1 1 Price: \$947,000 Method: Private Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 741 sqm approx	Agent Comments
58 Everleigh Dr DIAMOND CREEK 3089 (REI/VG) 3 2 2 - Price: \$931,000 Method: Private Sale Date: 15/10/2024 Property Type: House Land Size: 842 sqm approx	Agent Comments

Account - Barry Plant | P: (03) 9431 1243



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