

# 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

10 Botanica 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)

Single price \$650,000

### Median sale price

Median price \$542,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 13/01/2024

to 12/01/2025

Source Property Data

### 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	10 Emu Ct DIAMOND CREEK 3089	\$630,000	06/11/2024
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:

13/01/2025 14:39

10 Botanica Court, Diamond Creek Vic 3089

Kylie McGrath

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**Indicative Selling Price**

\$650,000

**Median Land Price**

13/01/2024 - 12/01/2025: \$542,000



**Property Type:** Land

**Land Size:** 612 sqm approx

Agent Comments

## Comparable Properties



**10 Emu Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 06/11/2024

**Property Type:** Land (Res)

**Land Size:** 1548 sqm approx

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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