

# 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 9 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)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$1,115,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2024 to 30/09/2024 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	1 Vale Rd DIAMOND CREEK 3089	\$580,000	08/08/2024
2	88 Bellbird Rd DIAMOND CREEK 3089	\$580,000	05/05/2024
3	27 Magenta Rise DIAMOND CREEK 3089	\$550,000	09/04/2024

**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: 17/10/2024 15:12



**Property Type:** Land  
**Land Size:** 1081 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median House Price**  
 September quarter 2024: \$1,115,000

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

**1 Vale Rd DIAMOND CREEK 3089 (VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Sale  
**Date:** 08/08/2024  
**Property Type:** Land  
**Land Size:** 696 sqm approx



**88 Bellbird Rd DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 05/05/2024  
**Property Type:** Land  
**Land Size:** 725 sqm approx



**27 Magenta Rise DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Land  
**Land Size:** 675 sqm approx

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