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										
Range betweer	\$750,000		&		\$800,000					
Median sale p	rice									
Median price	\$1,115,000	Pro	operty Type	Hou	se		Suburb	Diamond Creek		
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Ado	dress 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





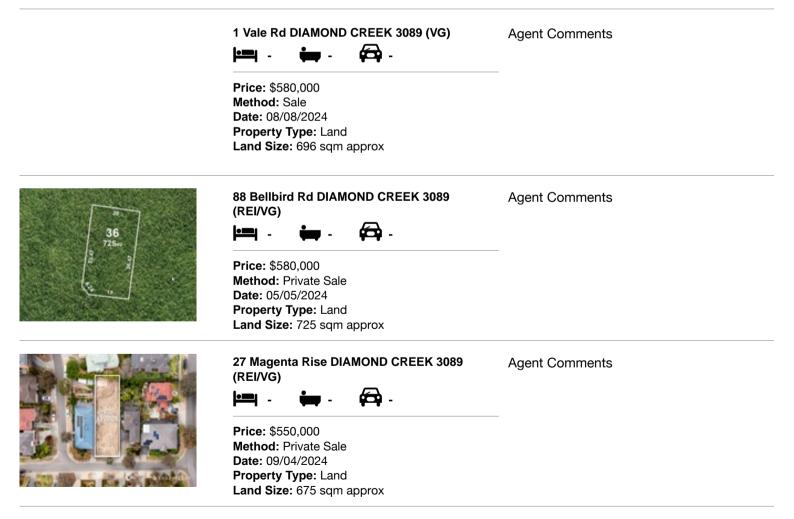




Property Type: Land Land Size: 1081 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price September quarter 2024: \$1,115,000

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



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



Propertydata

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