

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

21 Juane Park Drive, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2021

to

30/09/2022

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	17 Juane Park Dr DIAMOND CREEK 3089	\$1,299,000	23/08/2022
2	14 Kelbow CI ST HELENA 3088	\$1,200,000	23/08/2022
3	13 Larool Av ST HELENA 3088	\$1,150,000	27/05/2022

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:

25/10/2022 08:44

21 Juane Park Drive, Diamond Creek Vic 3089

**Jellis
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending September 2022: \$1,065,000



4 2 2

Property Type: House

Land Size: 839 sqm approx

Agent Comments

Comparable Properties



17 Juane Park Dr DIAMOND CREEK 3089 (REI) **Agent Comments**

5 2 2

this property has an extra bedroom and retreat

Price: \$1,299,000

Method: Private Sale

Date: 23/08/2022

Property Type: House

Land Size: 819 sqm approx



14 Kelbow CI ST HELENA 3088 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 23/08/2022

Rooms: 11

Property Type: House (Res)

Land Size: 785 sqm approx



13 Larool Av ST HELENA 3088 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 809 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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