

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 6 Walter Withers Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,220,000 & \$1,275,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 30/06/2024 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	18 Nairne Tce GREENSBOROUGH 3088	\$1,210,000	13/09/2024
2	7 Pardalote Rise DIAMOND CREEK 3089	\$1,200,000	13/07/2024
3	33 Kingfisher Dr DIAMOND CREEK 3089	\$1,150,000	20/05/2024

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: 16/09/2024 14:23



4 3 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,275,000

Median House Price

June quarter 2024: \$1,100,000

Comparable Properties



18 Nairne Tce GREENSBOROUGH 3088 (REI) Agent Comments

4 2 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 13/09/2024

Rooms: 8

Property Type: House (Res)

Land Size: 580 sqm approx



7 Pardalote Rise DIAMOND CREEK 3089 (REI) Agent Comments

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 13/07/2024

Property Type: House

Land Size: 550 sqm approx



33 Kingfisher Dr DIAMOND CREEK 3089 (REI/VG) Agent Comments

4 2 2

Price: \$1,150,000

Method: Private Sale

Date: 20/05/2024

Rooms: 8

Property Type: House (Res)

Land Size: 1024 sqm approx

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