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	6 Walter Withers Court, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,220,000	&	\$1,275,000
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Median sale price

Median price	\$1,100,000	Pro	perty 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

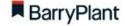
Add	dress of comparable property	Price	Date of sale
1	18 Nairne Tce GREENSBOROUGH 3088	\$1,210,000	13/09/2024
2	7 Pardalote Rise DIAMOND CREEK 3089	\$1,200,000	13/07/2024
3	33 Kingfisher Dr DIAMOND CREEK 3089	\$1,150,000	20/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,220,000 - \$1,275,000 **Median House Price** June guarter 2024: \$1,100,000

Comparable Properties



18 Nairne Tce GREENSBOROUGH 3088 (REI)

Price: \$1,210,000

Method: Sold Before Auction

Date: 13/09/2024 Rooms: 8

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments



7 Pardalote Rise DIAMOND CREEK 3089 (REI) Agent Comments





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)

Price: \$1,150,000 Method: Private Sale Date: 20/05/2024 Rooms: 8

Property Type: House (Res) Land Size: 1024 sqm approx Agent Comments





