

# 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

4 Mitchell Court, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$975,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2023

to

31/12/2023

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	23 Jacaranda Dr DIAMOND CREEK 3089	\$1,260,000	11/12/2023
2	60 Haley St DIAMOND CREEK 3089	\$1,212,000	16/01/2024
3	4 Windmill Rise DIAMOND CREEK 3089	\$1,160,000	16/03/2024

**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:

21/03/2024 09:10

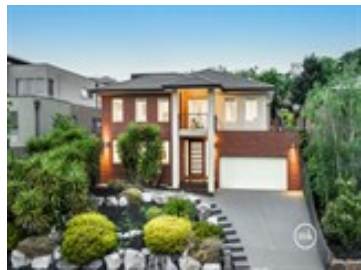


 4  2  1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 868 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending December 2023: \$975,000

## Comparable Properties



**23 Jacaranda Dr DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2023  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**60 Haley St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,212,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** House  
**Land Size:** 850 sqm approx



**4 Windmill Rise DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House  
**Land Size:** 653 sqm approx

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