## 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									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$975,000	Pro	operty Type	Hou	ISE		Suburb	Diamond Creek	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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









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)



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

Agent Comments



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



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





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