

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

9 PLEASANT VIEW COURT DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,025

Property type

House

Suburb

Diamond Creek

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

4 PLEDGER CLOSE DIAMOND CREEK VIC 3089	\$1,271,000	10-Nov-21
12 JAMES COOK DRIVE DIAMOND CREEK VIC 3089	\$1,306,000	30-Oct-21
2 LUSCOMBE DRIVE DIAMOND CREEK VIC 3089	\$1,225,000	20-Jan-22

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 6 months.~~

This Statement of Information was prepared on: 09 March 2022



4 PLEDGER CLOSE DIAMOND CREEK VIC 3089

5 3 2

Sold Price

\$1,271,000

Sold Date

10-Nov-21

Distance

1.03km



12 JAMES COOK DRIVE DIAMOND CREEK VIC 3089

4 2 1

Sold Price

\$1,306,000

Sold Date

30-Oct-21

Distance

1.07km



2 LUSCOMBE DRIVE DIAMOND CREEK VIC 3089

4 2 2

Sold Price

^{RS} **\$1,225,000**

Sold Date

20-Jan-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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