

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 Juane Park Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,375,000

&

\$1,475,000

Median sale price

Median price

\$951,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2022

to

30/06/2023

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	22 Jacaranda Dr DIAMOND CREEK 3089	\$1,370,000	26/04/2023
2			
3			

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:

29/08/2023 17:46

6 Juane Park Drive, Diamond Creek Vic 3089

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

Year ending June 2023: \$951,000



 5  2  2

Rooms: 7

Property Type: House

Land Size: 1096 sqm approx

Agent Comments

Comparable Properties



22 Jacaranda Dr DIAMOND CREEK 3089 (REI) **Agent Comments**

 5  2  2

Price: \$1,370,000

Method: Private Sale

Date: 26/04/2023

Property Type: House (Res)

Land Size: 1027 sqm approx

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.

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



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