

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

42 Aspiration Rise, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$952,000

Property Type House

Suburb Diamond Creek

Period - From 01/01/2023

to 31/03/2023

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	13 Gem Ct DIAMOND CREEK 3089	\$1,260,000	26/01/2023
2	14 Gem Ct DIAMOND CREEK 3089	\$1,260,000	14/12/2022
3	5 Haversack Ct DIAMOND CREEK 3089	\$1,055,000	09/01/2023

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:

10/05/2023 16:29



 4  3  2

Rooms: 8
Property Type: Land
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 March quarter 2023: \$952,000

Comparable Properties



13 Gem Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 26/01/2023
Property Type: House
Land Size: 987 sqm approx

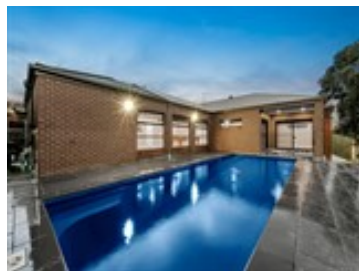


14 Gem Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 1018 sqm approx



5 Haversack Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,055,000
Method: Private Sale
Date: 09/01/2023
Property Type: House (Res)
Land Size: 616 sqm approx

Account - Barry Plant | P: 03 94381133