

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

11 Alice Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$542,000 Property Type Vacant land Suburb Diamond Creek

Period - From 09/12/2023 to 08/12/2024 Source Property Data

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	10 Emu Ct DIAMOND CREEK 3089	\$630,000	06/11/2024
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: 09/12/2024 11:19



Property Type: Land
Land Size: 1182 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Land Price
09/12/2023 - 08/12/2024: \$542,000

Comparable Properties



10 Emu Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 06/11/2024
Property Type: Land (Res)
Land Size: 1548 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.