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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$600,000		&		\$650,000			
Median sale p								
Median price	\$542,000	Pro	operty Type	Vac	ant land		Suburb	Diamond Creek
Period - From	09/12/2023	to	08/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



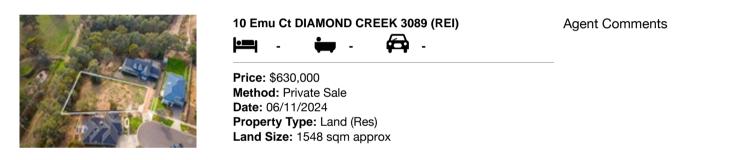






Property Type: Land **Land Size:** 1182 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Land Price 09/12/2023 - 08/12/2024: \$542,000

Comparable Properties



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.

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