

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

17 Juane Park Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Diamond Creek

Period - From

09/08/2021

to

08/08/2022

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	9 Charles Conder PI DIAMOND CREEK 3089	\$1,372,500	23/04/2022
2	5 Ironbark Rd DIAMOND CREEK 3089	\$1,310,000	07/05/2022
3	1 Luscombe Dr DIAMOND CREEK 3089	\$1,310,000	10/02/2022

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:

09/08/2022 11:31



Rooms: 8

Property Type: House

Land Size: 819 sqm approx

Agent Comments

Comparable Properties



9 Charles Conder PI DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,372,500

Method: Private Sale

Date: 23/04/2022

Property Type: House

Land Size: 831 sqm approx



5 Ironbark Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 711 sqm approx



1 Luscombe Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 10/02/2022

Property Type: House

Land Size: 789 sqm approx