Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12 Chisholm Court, Diamond Creek Vic 3089
1:

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000	Range between	\$1,000,000	&	\$1,080,000
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Median sale price

Median price	\$950,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	21/03/2022	to	20/03/2023		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

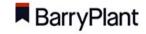
Add	dress of comparable property	Price	Date of sale
1	48 Hillingdon Dr DIAMOND CREEK 3089	\$1,050,000	14/10/2022
2	27 Moray St DIAMOND CREEK 3089	\$1,035,850	24/01/2023
3	14 Wentworth CI DIAMOND CREEK 3089	\$990,000	18/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2023 15:21









Property Type: House Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,080,000 **Median House Price** 21/03/2022 - 20/03/2023: \$950,000

Comparable Properties



48 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG)

Price: \$1,050,000 Method: Private Sale Date: 14/10/2022 Rooms: 12

Property Type: House (Res) Land Size: 969 sqm approx

Agent Comments



27 Moray St DIAMOND CREEK 3089 (REI/VG)





Agent Comments





14 Wentworth CI DIAMOND CREEK 3089 (REI) Agent Comments







Price: \$990,000 Method: Auction Sale Date: 18/02/2023

Property Type: House (Res) Land Size: 785 sqm approx

Account - Barry Plant | P: 03 94381133



