

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

12 Chisholm Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,000,000

&

\$1,080,000

Median sale price

Median price

\$950,000

Property 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	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 Cl DIAMOND CREEK 3089	\$990,000	18/02/2023

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:

21/03/2023 15:21



 3  2  2

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)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 14/10/2022
Rooms: 12
Property Type: House (Res)
Land Size: 969 sqm approx



27 Moray St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,035,850
Method: Private Sale
Date: 24/01/2023
Property Type: House
Land Size: 646 sqm approx



14 Wentworth Cl DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$990,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 785 sqm approx

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