

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 James Cook Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/09/2021

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	3 Wentworth CI DIAMOND CREEK 3089	\$1,107,500	07/08/2021
2	7 Anne St DIAMOND CREEK 3089	\$1,105,000	02/10/2021
3	18 Kalmaine Ct DIAMOND CREEK 3089	\$1,060,000	05/10/2021

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:

23/10/2021 13:20



 4  2  1

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2021: \$1,010,000

Comparable Properties



3 Wentworth CI DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  2

Price: \$1,107,500
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 848 sqm approx



7 Anne St DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  4

Price: \$1,105,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 867 sqm approx



18 Kalmaine Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  1

Price: \$1,060,000
Method: Auction Sale
Date: 05/10/2021
Property Type: House (Res)
Land Size: 829 sqm approx

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