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 Mitchell Court, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,100,000	Pro	Property Type Ho		ouse		Suburb	Diamond Creek
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Nillumbik Sq DIAMOND CREEK 3089	\$1,300,000	15/02/2025
2	12 Cockatiel PI DIAMOND CREEK 3089	\$1,382,500	29/11/2024
3	2 Ormonde Ct DIAMOND CREEK 3089	\$1,282,000	09/10/2024

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:

25/02/2025 09:07









Property Type: House (Previously Occupied - Detached) Land Size: 888 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending December 2024: \$1,100,000

Comparable Properties

	23 Nillumbik Sq DIAMOND CREEK 3089 (REI) 4 2 6 4 Price: \$1,300,000 Method: Private Sale Date: 15/02/2025 Rooms: 8 Property Type: House (Res) Land Size: 1380 sqm approx	Agent Comments
HEAL OF	12 Cockatiel PI DIAMOND CREEK 3089 (REI/VG) 12 13 14 15 16 17 18 19 19 12 12 12 12 12 12 12 12 12 13 14 15 14 15 15 16 17 17 12 12 12 12 13 14 15 14 15 15 16 17 17 16 17 17 18 18 19 10 10 10 10 10 10 10 <	Agent Comments
	2 Ormonde Ct DIAMOND CREEK 3089 (REI/VG) 4 3 2 Price: \$1,282,000 Method: Sold Before Auction Date: 09/10/2024 Property Type: House (Res) Land Size: 731 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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