

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

2 Lotus Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,071,500

Property Type House

Suburb Diamond Creek

Period - From 15/10/2023

to

14/10/2024

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 Helen Ct DIAMOND CREEK 3089	\$955,000	17/09/2024
2	11 Penton Ct DIAMOND CREEK 3089	\$1,210,000	06/09/2024
3	42 Everleigh Dr DIAMOND CREEK 3089	\$1,068,000	11/07/2024

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:

15/10/2024 10:02



 5  3  2

Property Type: House
Land Size: 723 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
15/10/2023 - 14/10/2024: \$1,071,500

Comparable Properties



9 Helen Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$955,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 947 sqm approx



11 Penton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  3

Price: \$1,210,000
Method: Private Sale
Date: 06/09/2024
Property Type: House



42 Everleigh Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,068,000
Method: Private Sale
Date: 11/07/2024
Rooms: 6
Property Type: House (Res)
Land Size: 807 sqm approx

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