

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

5 Chitral Place, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2023

to

31/12/2023

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	12 Cooeee Ct DIAMOND CREEK 3089	\$1,030,000	12/09/2023
2	102 Oronsay Cr DIAMOND CREEK 3089	\$990,000	04/12/2023
3	16 Parook Ct DIAMOND CREEK 3089	\$985,101	02/12/2023

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:

25/01/2024 14:11



4 2 2

Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2023: \$990,000

Comparable Properties



12 Cooe Ct DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 408 sqm approx



102 Oronsay Cr DIAMOND CREEK 3089 (REI) **Agent Comments**

4 2 2

Price: \$990,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 1151 sqm approx



16 Parook Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

4 2 2

Price: \$985,101
Method: Private Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 905 sqm approx