

## 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

37 WAYLAND COURT DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,750

Property type

Land

Suburb

Diamond Creek

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 6 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

11 KINGSBURY COURT DIAMOND CREEK VIC 3089	\$1,100,000	23-May-22
7 EVERARD STREET DIAMOND CREEK VIC 3089	\$1,050,000	10-Feb-22

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 6 months.

This Statement of Information was prepared on: 06 June 2022



**11 KINGSBURY COURT DIAMOND CREEK VIC 3089**

4 2 2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **23-May-22**

Distance **0.59km**



**7 EVERARD STREET DIAMOND CREEK VIC 3089**

4 2 2

Sold Price **\$1,050,000** Sold Date **10-Feb-22**

Distance **1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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