Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 Alice Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$460,000 & \$480,000	Range between	\$460,000	&	\$480,000
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Median sale price

Median price	\$437,000	Pro	perty Type	Vaca	ant land		Suburb	Diamond Creek
Period - From	07/04/2020	to	06/04/2021		So	ource	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

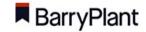
Add	dress of comparable property	Price	Date of sale
1	21 Rusty Gate Ct DIAMOND CREEK 3089	\$492,000	12/11/2020
2	23 Rusty Gate Ct DIAMOND CREEK 3089	\$491,500	30/01/2021
3	7 Alice Ct DIAMOND CREEK 3089	\$480,000	17/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2021 15:06









Property Type: Land Land Size: 1001 sqm approx

Agent Comments

Indicative Selling Price \$460,000 - \$480,000 **Median Land Price**

07/04/2020 - 06/04/2021: \$437,000

Comparable Properties

21 Rusty Gate Ct DIAMOND CREEK 3089 (VG) Agent Comments

Price: \$492,000 Method: Sale Date: 12/11/2020 Property Type: Land

Land Size: 1003 sqm approx

Agent Comments

23 Rusty Gate Ct DIAMOND CREEK 3089 (VG) Agent Comments

Price: \$491,500 Method: Sale Date: 30/01/2021 Property Type: Land

Land Size: 1085 sqm approx



7 Alice Ct DIAMOND CREEK 3089 (REI/VG)

Price: \$480.000 Method: Private Sale Date: 17/12/2020 Property Type: Land

Land Size: 1050 sqm approx

Account - Barry Plant | P: 03 94381133



