

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

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

Median sale price

Median price \$437,000 Property Type Vacant land Suburb Diamond Creek

Period - From 07/04/2020 to 06/04/2021 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	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 comparable properties 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

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) **Agent Comments**



Price: \$480,000
Method: Private Sale
Date: 17/12/2020
Property Type: Land
Land Size: 1050 sqm approx