

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

12 Glen View Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2020

to

30/09/2021

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	12 Highbrook Ct DIAMOND CREEK 3089	\$1,263,000	23/11/2021
2	11 Penton Ct DIAMOND CREEK 3089	\$1,210,000	14/12/2021
3	13 Mindara Ct DIAMOND CREEK 3089	\$1,152,113	23/09/2021

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:

20/01/2022 10:22



4 2 3

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2021: \$990,000

Comparable Properties



12 Highbrook Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

4 2 2

Price: \$1,263,000

Method: Auction Sale

Date: 23/11/2021

Property Type: House (Res)

Land Size: 927 sqm approx



11 Penton Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

4 2 3

Price: \$1,210,000

Method: Private Sale

Date: 14/12/2021

Property Type: House

Land Size: 1171 sqm approx



**13 Mindara Ct DIAMOND CREEK 3089
(REI/VG)** **Agent Comments**

4 3 2

Price: \$1,152,113

Method: Private Sale

Date: 23/09/2021

Rooms: 7

Property Type: House (Res)

Land Size: 1342 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192