

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

10 Emu Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$1,071,500 Property Type House Suburb Diamond Creek

Period - From 01/10/2021 to 31/12/2021 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	35 Collard Dr DIAMOND CREEK 3089	\$621,500	20/01/2022
2	5 Vale Rd DIAMOND CREEK 3089	\$620,000	04/10/2021
3	6 Aspiration Rise DIAMOND CREEK 3089	\$605,000	24/02/2022

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:

24/03/2022 15:30



Property Type: Land
Land Size: 1348 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 December quarter 2021: \$1,071,500

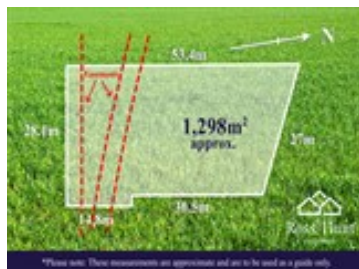
Comparable Properties



35 Collard Dr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**



Price: \$621,500
Method: Private Sale
Date: 20/01/2022
Property Type: Land
Land Size: 961 sqm approx



5 Vale Rd DIAMOND CREEK 3089 (REI/VG) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 04/10/2021
Property Type: Land
Land Size: 1298 sqm approx



6 Aspiration Rise DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$605,000
Method: Private Sale
Date: 24/02/2022
Property Type: Land
Land Size: 600 sqm approx

Account - Barry Plant | P: 03 94381133