

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

9 Wayland Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,100,000

&

\$1,180,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2023

to

31/12/2023

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	9 Mindara Ct DIAMOND CREEK 3089	\$1,130,000	20/11/2023
2	35 Wayland Ct DIAMOND CREEK 3089	\$1,100,000	28/11/2023
3	26 Broad Gully Rd DIAMOND CREEK 3089	\$1,061,000	08/11/2023

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:

15/02/2024 15:24



 5  2  2

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,180,000
Median House Price
December quarter 2023: \$990,000

Comparable Properties



9 Mindara Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 5  3  2

Price: \$1,130,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 1081 sqm approx



35 Wayland Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,100,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 826 sqm approx



26 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,061,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 665 sqm approx

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