

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 Pinjarra Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,120,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2024

to

31/03/2024

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	5 Chitral PI DIAMOND CREEK 3089	\$1,105,000	22/01/2024
2	2 Siyan Rise DIAMOND CREEK 3089	\$1,100,000	27/05/2024
3			

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:

30/05/2024 14:03



4 2 2

Property Type: House (Res)
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2024: \$1,120,500

Comparable Properties



5 Chitral PI DIAMOND CREEK 3089 (REI/VG) Agent Comments

4 2 2

Price: \$1,105,000
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 722 sqm approx



2 Siyan Rise DIAMOND CREEK 3089 (REI) Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 650 sqm approx

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.