

## 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

11 PENTON COURT DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,210,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 9 DAINA COURT DIAMOND CREEK VIC 3089      | \$1,215,000 | 01-Jun-24 |
| 14 GRANDVIEW COURT DIAMOND CREEK VIC 3089 | \$1,180,000 | 08-Apr-24 |
| 7 SANCTUARY COURT DIAMOND CREEK VIC 3089  | \$1,230,000 | 27-Jun-24 |

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 6 months.~~

This Statement of Information was prepared on: 04 September 2024



## 9 DAINA COURT DIAMOND CREEK VIC 3089

4 2 2

Sold Price

<sup>RS</sup> **\$1,215,000**

Sold Date

**01-Jun-24**

Distance

**0.59km**



## 14 GRANDVIEW COURT DIAMOND CREEK VIC 3089

4 3 2

Sold Price

**\$1,180,000**

Sold Date

**08-Apr-24**

Distance

**1.18km**



## 7 SANCTUARY COURT DIAMOND CREEK VIC 3089

3 2 2

Sold Price

<sup>RS</sup> **\$1,230,000**

Sold Date

**27-Jun-24**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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