

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

8 Gem Court, 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 \$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	11 Penton Ct DIAMOND CREEK 3089	\$1,210,000	14/12/2021
2	43 Grassy Flat Rd DIAMOND CREEK 3089	\$1,180,000	19/02/2022
3	14 Daina Ct DIAMOND CREEK 3089	\$1,160,000	09/03/2022

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:

18/03/2022 15:33



4 2 2

Property Type: House
Land Size: 1006 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2021: \$1,071,500

Comparable Properties



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

4 2 3

Price: \$1,210,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 1171 sqm approx



43 Grassy Flat Rd DIAMOND CREEK 3089 (REI) **Agent Comments**

5 2 3

Price: \$1,180,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 831 sqm approx



14 Daina Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

4 2 2

Price: \$1,160,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 765 sqm approx