

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

3 KNIGHTSBRIDGE PLACE DIAMOND CREEK VIC 3089

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Nov 2022

to

31 Oct 2023

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 MAGENTA RISE DIAMOND CREEK VIC 3089	\$1,222,000	01-Aug-23
20 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089	\$1,320,000	03-Oct-23

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: 22 November 2023



9 MAGENTA RISE DIAMOND CREEK VIC 3089

 4  2  2

Sold Price **\$1,222,000** Sold Date **01-Aug-23**

Distance **0.52km**



20 DIAMOND VIEWS DRIVE DIAMOND CREEK VIC 3089

 3  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **03-Oct-23**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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