

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

21 Luscombe Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Diamond Creek

Period - From

08/08/2022

to

07/08/2023

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	15 Hotham Ct DIAMOND CREEK 3089	\$1,053,000	27/06/2023
2	6 Magenta Rise DIAMOND CREEK 3089	\$1,030,000	28/04/2023
3	7 Woodley Ct DIAMOND CREEK 3089	\$965,000	04/05/2023

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:

08/08/2023 11:26



3 2 2

Rooms: 5
Property Type: House
Land Size: 506 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
08/08/2022 - 07/08/2023: \$930,000

Comparable Properties



15 Hotham Ct DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 3

Price: \$1,053,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 786 sqm approx



6 Magenta Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 700 sqm approx

Smaller home however superior position



7 Woodley Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 1

Price: \$965,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 603 sqm approx

Nearby powerlines

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192