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

14 Chusan Court, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,540,000				
Median sale price									
Median price	\$990,000	Pro	operty Type	Hou	se		Suburb	Diamond Creek	
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	26 Wombat Dr ELTHAM 3095	\$1,530,000	15/09/2023
2	57 Leane Dr ELTHAM 3095	\$1,460,000	22/08/2023
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:

18/01/2024 09:44







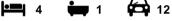
Rooms: 3 Property Type: House (Res) Land Size: 1222 sqm approx Agent Comments Inground Pool Kylie McGrath 03 9435 8866 0417 856 698 kylie.mcgrath@raywhite.com

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price December quarter 2023: \$990,000

Comparable Properties



26 Wombat Dr ELTHAM 3095 (REI)



Price: \$1,530,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 4358 sqm approx

Agent Comments

57 Leane Dr ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$1,460,000 Method: Private Sale Date: 22/08/2023 Property Type: House (Res) Land Size: 1300 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.

Account - Ray White Eltham | P: 03 9431 3425

property



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