

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 between \$1,400,000 & \$1,540,000

Median sale price

Median price \$990,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2023 to 31/12/2023 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	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

14 Chusan Court, Diamond Creek Vic 3089

Kylie McGrath

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0417 856 698

kylie.mcgrath@raywhite.com



 4  2  4

Rooms: 3

Property Type: House (Res)

Land Size: 1222 sqm approx

Agent Comments

Inground Pool

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)

Agent Comments

 4  1  12

Price: \$1,530,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 4358 sqm approx



57 Leane Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

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



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