

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

18 Cassinia Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,200,000

 &

\$1,275,000

Median sale price

Median price

\$990,000

 Property Type

House

 Suburb

Diamond Creek

Period - From

01/04/2023

 to

31/03/2024

 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	34 Wilson St DIAMOND CREEK 3089	\$1,240,000	09/05/2024
2	5 Henry Arthur Dr DIAMOND CREEK 3089	\$1,240,000	10/02/2024
3	30 David Hockney Dr DIAMOND CREEK 3089	\$1,230,100	12/03/2024

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:

13/05/2024 14:32



 4  2  2

Property Type: House
Land Size: 1347 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,275,000
Median House Price
Year ending March 2024: \$990,000

Comparable Properties



34 Wilson St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 09/05/2024
Property Type: House (Res)
Land Size: 843 sqm approx



5 Henry Arthur Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 780 sqm approx



30 David Hockney Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,100
Method: Sold Before Auction
Date: 12/03/2024
Property Type: House (Res)
Land Size: 1000 sqm approx

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