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 Magpie Court, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,400,000		&		\$1,500,000			
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	25 Nillumbik Sq DIAMOND CREEK 3089	\$1,530,000	25/11/2023
2	67 Grassy Flat Rd DIAMOND CREEK 3089	\$1,463,000	06/11/2023
3	20 Diamond Views Dr DIAMOND CREEK 3089	\$1,320,000	03/10/2023

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:

01/02/2024 12:02









Property Type: House **Land Size:** 1286 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$990,000

Comparable Properties

25 Nillumbik Sq DIAMOND CREEK 3089 (REI) 4 4 2 Price: \$1,530,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 1538 sqm approx	Agent Comments
67 Grassy Flat Rd DIAMOND CREEK 3089 (REI) 5 3 2 Price: \$1,463,000 Method: Private Sale Date: 06/11/2023 Property Type: House Land Size: 1048 sqm approx	Agent Comments
20 Diamond Views Dr DIAMOND CREEK 3089 (REI) 3 2 2 2 Price: \$1,320,000 Method: Private Sale Date: 03/10/2023 Property Type: House (Res) Land Size: 1327 sqm approx	Agent Comments

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propertydata

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