

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 23 Kalmaine Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$920,000 & \$970,000

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	15 Everleigh Dr DIAMOND CREEK 3089	\$982,101	24/11/2023
2	29 Discovery Dr DIAMOND CREEK 3089	\$950,000	15/12/2023
3	19 Wensley St DIAMOND CREEK 3089	\$920,000	18/01/2024

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: 04/03/2024 11:41



Property Type:
Divorce/Estate/Family Transfers
Land Size: 918 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$970,000
Median House Price
December quarter 2023: \$990,000

Comparable Properties



15 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$982,101
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 800 sqm approx



29 Discovery Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 832 sqm approx



19 Wensley St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 535 sqm approx

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