

## 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

38 JACARANDA DRIVE DIAMOND CREEK VIC 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

10 RUSSELL DRYSDALE PLACE DIAMOND CREEK VIC 3089	\$1,650,000	15-May-23
119 EVERLEIGH DRIVE DIAMOND CREEK VIC 3089	\$1,644,000	14-Oct-23

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 6 months.

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**10 RUSSELL DRYSDALE PLACE  
DIAMOND CREEK VIC 3089**

 4  2  2

Sold Price **\$1,650,000** Sold Date **15-May-23**

Distance **0.87km**



**119 EVERLEIGH DRIVE DIAMOND  
CREEK VIC 3089**

 5  2  2

Sold Price <sup>RS</sup> **\$1,644,000** Sold Date **14-Oct-23**

Distance **2.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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