

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 5 Kalmaine Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$990,000 & \$1,080,000

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	18 Kingsbury Ct DIAMOND CREEK 3089	\$1,013,000	09/03/2024
2	53 Clyde St DIAMOND CREEK 3089	\$1,010,000	03/02/2024
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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: 10/04/2024 14:47

5 Kalmaine Court, Diamond Creek Vic 3089



Property Type:
Divorce/Estate/Family Transfers
Land Size: 819 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
December quarter 2023: \$990,000

Comparable Properties



18 Kingsbury Ct DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$1,013,000
Method: Private Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 784 sqm approx



53 Clyde St DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$1,010,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 889 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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