

# 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 Kim Street, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$610,000 Property Type Vacant land Suburb Diamond Creek

Period - From 01/11/2022 to 31/10/2023 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	12 Malley Ct PLENTY 3090	\$675,000	28/08/2023
2	10 Murrays PI ELTHAM NORTH 3095	\$600,000	09/08/2023
3			

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: 01/11/2023 11:55



**Property Type:** Land  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median Land Price**  
01/11/2022 - 31/10/2023: \$610,000

## Comparable Properties

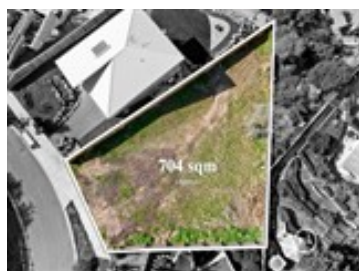


**12 Malley Ct PLENTY 3090 (REI/VG)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 28/08/2023  
**Property Type:** Land  
**Land Size:** 509 sqm approx



**10 Murrays PI ELTHAM NORTH 3095 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 09/08/2023  
**Property Type:** Land  
**Land Size:** 704 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 - Jellis Craig | P: 03 94321444**