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	6 Camphora Court, Plenty Vic 3090

Indicative selling price

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

Median sale price

Median price	\$1,800,000	Pro	perty Type	House		Suburb	Plenty
Period - From	01/07/2022	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	6 Juane Park Dr DIAMOND CREEK 3089	\$1,388,700	08/09/2023
2	6 Wattlebird Ct DIAMOND CREEK 3089	\$1,350,000	18/08/2023
3	2 Erinne Ct ST HELENA 3088	\$1,300,000	13/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2023 13:22





Olivia Debono 03 9432 1444 0449 528 100 oliviadebono@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,380,000 **Median House Price**

Year ending June 2023: \$1,800,000

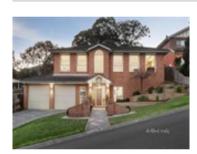


Property Type: House (Previously

Occupied - Detached) Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



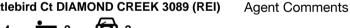
6 Juane Park Dr DIAMOND CREEK 3089 (REI)

Price: \$1,388,700 Method: Private Sale Date: 08/09/2023 Property Type: House Land Size: 1096 sqm approx



6 Wattlebird Ct DIAMOND CREEK 3089 (REI)

Price: \$1,350,000 Method: Private Sale Date: 18/08/2023 Property Type: House Land Size: 834 sqm approx





2 Erinne Ct ST HELENA 3088 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 13/06/2023 Property Type: House Land Size: 798 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 94321444



