

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

7 Elgata Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,120,500 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/03/2024 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 Mindara Ct DIAMOND CREEK 3089 | \$981,000 | 05/02/2024 |
| 2 | 31 Edmonds St DIAMOND CREEK 3089 | \$950,000 | 23/03/2024 |
| 3 | 6 Ryefield Ct DIAMOND CREEK 3089 | \$920,000 | 07/02/2024 |

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:

03/07/2024 14:21

7 Elgata Court, Diamond Creek Vic 3089

Kylie McGrath

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Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2024: \$1,120,500

Comparable Properties



15 Mindara Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$981,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 880 sqm approx



31 Edmonds St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 534 sqm approx



6 Ryefield Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 07/02/2024

Property Type: House

Land Size: 708 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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