

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 Sanctuary 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

\$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.

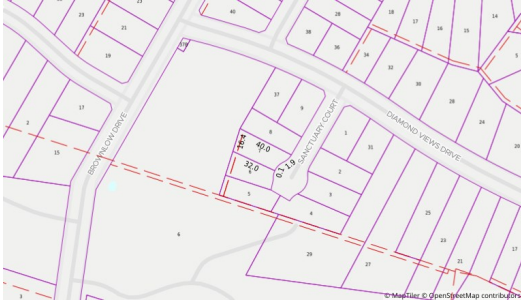
	Address of comparable property	Price	Date of sale
1	15 Harrap Ct DIAMOND CREEK 3089	\$1,036,000	08/04/2024
2	5 Kalmaine Ct DIAMOND CREEK 3089	\$1,020,000	29/05/2024
3	1/24 Chapman St DIAMOND CREEK 3089	\$930,000	23/03/2024

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:

30/05/2024 15:20



Property Type: Land
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
 \$990,000 - \$1,080,000
Median House Price
 March quarter 2024: \$1,120,500

Comparable Properties



15 Harrap Ct DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$1,036,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 974 sqm approx



5 Kalmaine Ct DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 29/05/2024
Property Type: House
Land Size: 816 sqm approx



1/24 Chapman St DIAMOND CREEK 3089 (REI/VG) Agent Comments



Price: \$930,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 422 sqm approx