

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 Tetragona Way, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	8 Glencairn Ct ELTHAM NORTH 3095	\$1,720,000	03/11/2023
2	65 David Hockney Dr DIAMOND CREEK 3089	\$1,681,000	27/01/2024
3	1 Cassia Cl GREENSBOROUGH 3088	\$1,530,888	30/08/2023

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: 12/02/2024 08:23



 4  3  3

Property Type: House
Land Size: 1378 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2023: \$990,000

Comparable Properties



8 Glencairn Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,720,000
Method: Private Sale
Date: 03/11/2023
Property Type: House (Res)
Land Size: 1386 sqm approx



65 David Hockney Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  5

Price: \$1,681,000
Method: Private Sale
Date: 27/01/2024
Rooms: 8
Property Type: House (Res)
Land Size: 819 sqm approx



1 Cassia Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,530,888
Method: Private Sale
Date: 30/08/2023
Property Type: House
Land Size: 1011 sqm approx

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