## 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 betwee	\$1,600,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$990,000	Pro	operty Type	Hous	se		Suburb	Diamond Creek	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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 CI 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:

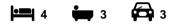
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Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





**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)



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



65 David Hockney Dr DIAMOND CREEK 3089 Agent Comments (REI)



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



1 Cassia CI GREENSBOROUGH 3088 (REI/VG) Agent Comments



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

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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