

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 VALLEY COURT DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,101

Property type

Commercial

Suburb

Diamond Creek

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

| | | |
|---------------------------------------------|--------|-----------|
| 11 HARRAP COURT DIAMOND CREEK VIC 3089 | 900000 | 08-Apr-24 |
| 1 FYFFE STREET DIAMOND CREEK VIC 3089 | 950000 | 24-Feb-24 |
| 28 CHALLENGER STREET DIAMOND CREEK VIC 3089 | 870000 | 09-Apr-24 |

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 6 months.~~

This Statement of Information was prepared on: 14 May 2024