

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

8 WATTLEBIRD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Feb 2023

to

31 Jan 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

6 WATTLEBIRD COURT DIAMOND CREEK VIC 3089	\$1,350,000	18-Aug-23
6 JUANE PARK DRIVE DIAMOND CREEK VIC 3089	\$1,388,700	08-Sep-23
9 RUSSELL DRYSDALE PLACE DIAMOND CREEK VIC 3089	\$1,355,000	27-Sep-23

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: 07 February 2024



6 WATTLEBIRD COURT DIAMOND CREEK VIC 3089

4 2 2

Sold Price

\$1,350,000

Sold Date

18-Aug-23

Distance

0.06km



6 JUANE PARK DRIVE DIAMOND CREEK VIC 3089

4 2 2

Sold Price

\$1,388,700

Sold Date

08-Sep-23

Distance

0.4km



9 RUSSELL DRYSDALE PLACE DIAMOND CREEK VIC 3089

4 2 2

Sold Price

\$1,355,000

Sold Date

27-Sep-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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