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

9 Daina Court, Diamond Creek Vic 3089

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,070,000		&		\$1,170,0	00		
Median sale p	rice							
Median price	\$1,120,500	Pro	operty Type	Hous	se		Suburb	Diamond Creek
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Grandview Ct DIAMOND CREEK 3089	\$1,180,000	08/04/2024
2	9 Wayland Ct DIAMOND CREEK 3089	\$1,136,000	27/03/2024
3	10 Hillingdon Dr DIAMOND CREEK 3089	\$1,045,000	21/11/2023

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:

10/05/2024 09:14









Property Type: House Land Size: 900 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,120,500

Comparable Properties

14 Grandview Ct DIAMOND CREEK 3089 (REI) 5 ig 3 2	Agent Comments
Price: \$1,180,000 Method: Private Sale Date: 08/04/2024 Rooms: 7 Property Type: House (Res) Land Size: 504 sqm approx	
9 Wayland Ct DIAMOND CREEK 3089 (REI) 5 2 2 2 Price: \$1,136,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 797 sqm approx	Agent Comments
10 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG) Final 5 2 3 2 Price: \$1,045,000 Method: Private Sale Date: 21/11/2023 Property Type: House Land Size: 756 sqm approx	Agent Comments

propertydata

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