

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,070,000 & \$1,170,000

### Median sale price

Median price \$1,120,500 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/03/2024 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	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

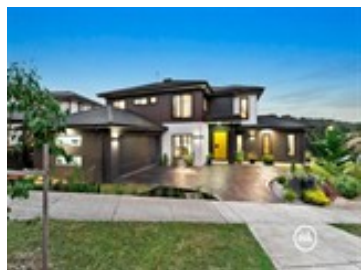


 4    2    2

**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)**   Agent Comments

 5    3    2

**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)**   Agent Comments

 5    2    2

**Price:** \$1,136,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 797 sqm approx



**10 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG)**   Agent Comments

 5    3    2

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** House  
**Land Size:** 756 sqm approx

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