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	16 Botanica Court, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,470,000 & $1,510,000

Median sale price

Median price $1,061,000 Property Type House Suburb Diamond Creek

Period - From 31/10/2023 to 30/10/2024 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	12 Magpie Ct DIAMOND CREEK 3089	$1,530,500	30/07/2024
2			
3			

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: 31/10/2024 09:24

16 Botanica Court, Diamond Creek Vic 3089



4 3 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,470,000 - $1,510,000
Median House Price
31/10/2023 - 30/10/2024: $1,061,000

Comparable Properties



12 Magpie Ct DIAMOND CREEK 3089 (REI)

4 2 4

Price: $1,530,500
Method: Private Sale
Date: 30/07/2024
Property Type: House (Res)
Land Size: 1133 sqm approx

Agent Comments

12 Magpie Court has larger land, however 16 Botanica Court is a larger home with superior quality

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.

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

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