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	14 Cockatiel Place, DIAMOND CREEK, VIC 3089

Indicative selling price

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

Single price		or range between	$1,300,000	& $1,400,000

Median sale price

Median price	$ 1,038,000	Property type	House	Suburb	DIAMOND CREEK
Period - From	07/04/2024	to	06/10/2024	Source	price_finder

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	20 Cockatiel Place Diamond Creek	$1,416,000	12/09/2024
2	44 David Hockney Drive Diamond Creek Vic 3089	$1,300,000	26/09/2024
3	3 Skyvista Court Diamond Creek	$1,336,000	24/06/2024

This Statement of Information was prepared on: 07/10/2024

CONSUMER AFFAIRS VICTORIA