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 Nevern Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,115,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2024 to 30/09/2024 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	9 Haley St DIAMOND CREEK 3089	$1,030,000	30/10/2024
2	9 Helen Ct DIAMOND CREEK 3089	$955,000	17/09/2024
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: 27/11/2024 18:32

9 Nevern Court, Diamond Creek Vic 3089



4 2 2

Property Type: House
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2024: $1,115,000

Comparable Properties

9 Haley St DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,030,000
Method: Private Sale
Date: 30/10/2024
Rooms: 6
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

Central Diamond Creek location.



9 Helen Ct DIAMOND CREEK 3089 (REI)

4 2 2

Price: $955,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 947 sqm approx

Agent Comments

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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