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	11 Alice Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between $570,000 & $600,000

Median sale price

Median price $1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2024 to 31/12/2024 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	10 Emu Ct DIAMOND CREEK 3089	$630,000	04/11/2024
2	1 Vale Rd DIAMOND CREEK 3089	$580,000	08/08/2024
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: 04/02/2025 11:05

11 Alice Court, Diamond Creek Vic 3089



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Property Type: Land
Land Size: 1182 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties

10 Emu Ct DIAMOND CREEK 3089 (REI)

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Price: $630,000
Method:
Date: 04/11/2024
Property Type: Land

Agent Comments

Larger block, 1348m2

1 Vale Rd DIAMOND CREEK 3089 (VG)

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Price: $580,000
Method: Sale
Date: 08/08/2024
Property Type: Land
Land Size: 696 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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