

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 LOUIS BUVELOT WYND DIAMOND CREEK VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 EZIO COURT DIAMOND CREEK VIC 3089	\$1,340,000	20-Mar-21
23 LOUIS BUVELOT WYND DIAMOND CREEK VIC 3089	\$1,455,000	17-Feb-21
5 LOUIS BUVELOT WYND DIAMOND CREEK VIC 3089	\$1,420,000	11-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 September 2021



10 EZIO COURT DIAMOND CREEK VIC 3089

 3  2  2

Sold Price **\$1,340,000** Sold Date **20-Mar-21**

Distance **0.3km**



23 LOUIS BUVELOT WYND DIAMOND CREEK VIC 3089

 5  3  3

Sold Price **\$1,455,000** Sold Date **17-Feb-21**

Distance **0.1km**



5 LOUIS BUVELOT WYND DIAMOND CREEK VIC 3089

 4  3  2

Sold Price **\$1,420,000** Sold Date **11-May-21**

Distance **0.2km**



19 CANDLEBARK CLOSE DIAMOND CREEK VIC 3089

 5  3  2

Sold Price **\$1,425,000** Sold Date **12-May-21**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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