## 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	23 Nicole Crescent, Diamond Creek Vic 3089
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,280,000	&	\$1,380,000
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#### Median sale price

Median price \$	\$1,040,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From 1	14/07/2024	to	13/07/2025		Source	Property	/ Data

# 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	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025

2	16 David Hockney Dr DIAMOND CREEK 3089	\$1,360,000	03/04/2025
3	17 Mitchell Ct DIAMOND CREEK 3089	\$1,360,555	13/03/2025

#### 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:	14/07/2025 09:57





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Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price 14/07/2024 - 13/07/2025: \$1,040,000



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Rooms: 7

**Property Type:** House **Land Size:** 872 sqm approx

**Agent Comments** 

# Comparable Properties



4 Balmoral Cirt ELTHAM 3095 (REI)

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**Agent Comments** 

Price: \$1,300,000 Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 814 sqm approx



16 David Hockney Dr DIAMOND CREEK 3089 (REI/VG)

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Price: \$1,360,000

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**3** 

**Agent Comments** 

Method: Private Sale Date: 03/04/2025 Property Type: House Land Size: 848 sqm approx



17 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

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Price: \$1,360,555

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Agent Comments

Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 888 sqm approx

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





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