

# 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

2/12 Ironbark Road, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$948,500

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2022

to

31/12/2022

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	2A Coniston St DIAMOND CREEK 3089	\$736,000	28/12/2022
2	1/5 Wensley St DIAMOND CREEK 3089	\$725,000	15/03/2023
3	38 River Gum Cl DIAMOND CREEK 3089	\$720,000	05/12/2022

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:

10/04/2023 08:15



 3  1  1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 337 m2 approx sqm  
 approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 December quarter 2022: \$948,500

## Comparable Properties



**2A Coniston St DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$736,000  
**Method:** Private Sale  
**Date:** 28/12/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 409 sqm approx

**1/5 Wensley St DIAMOND CREEK 3089 (REI)**

Agent Comments

 3  2  -

**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 15/03/2023  
**Property Type:** House (Res)



**38 River Gum Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** House  
**Land Size:** 224 sqm approx

**Account - Barry Plant | P: 03 94381133**