Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/12 Ironbark Road, 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 \$700,000	&	\$750,000
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Median sale price

Median price	\$948,500	Pro	perty 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

	aress of comparable property	1 1100	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 CI 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



Date of sale







Rooms: 6

Property Type: House

Land Size: 337 m2 approx sqm

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) **1** 3





Price: \$736,000 Method: Private Sale Date: 28/12/2022

Rooms: 5

Property Type: House (Res) Land Size: 409 sqm approx

Agent Comments

1/5 Wensley St DIAMOND CREEK 3089 (REI)





Price: \$725.000 Method: Auction Sale Date: 15/03/2023

Property Type: House (Res)

Agent Comments

Agent Comments



38 River Gum CI DIAMOND CREEK 3089

(REI/VG)



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

Account - Barry Plant | P: 03 94381133





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