

# 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

1 Pinjarra Court, Diamond Creek Vic 3089

### Indicative selling price

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

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2021

to

31/03/2022

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	10 Campbell St DIAMOND CREEK 3089	\$850,000	23/04/2022
2	1/5 Kelly St DIAMOND CREEK 3089	\$845,000	20/05/2022
3	14B Ironbark Rd DIAMOND CREEK 3089	\$845,000	19/01/2022

**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:

29/06/2022 09:38



 3  2  2

**Property Type:** House  
**Land Size:** 683 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$840,000  
**Median House Price**  
Year ending March 2022: \$1,080,000

## Comparable Properties



**10 Campbell St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 23/04/2022  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



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

**Agent Comments**

 3  2  1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 20/05/2022  
**Property Type:** House



**14B Ironbark Rd DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 19/01/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 393 sqm approx

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