### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1 Pinjarra Court, Diamond Creek Vic 3089

#### Indicative selling price

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

#### Median sale price

Median price	\$1,080,000	Pro	perty 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

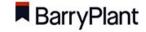
Add	dress of comparable property	Price	Date of sale
1	10 Campbell St DIAMOND CREEK 3089	\$850,000	23/04/2022
2	1/5 Kelly St DIAMOND CREEK 3089	\$845,000	20/05/2022
3	14B Ironbark Rd DIAMOND CREEK 3089	\$845,000	19/01/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)

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Price: \$850,000 Method: Private Sale Date: 23/04/2022

Property Type: House (Res) Land Size: 699 sqm approx

**Agent Comments** 









Price: \$845.000 Method: Private Sale Date: 20/05/2022 Property Type: House **Agent Comments** 



14B Ironbark Rd DIAMOND CREEK 3089

(REI/VG)

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Price: \$845,000 Method: Private Sale Date: 19/01/2022

Rooms: 5

Property Type: House (Res) Land Size: 393 sqm approx

Agent Comments

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



