

## 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 Ironbark Road, 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 \$800,000

&amp;

\$850,000

**Median sale price**

Median price \$832,000

House

X

Unit

Suburb

Diamond Creek

Period - From 01/04/2018

to

30/06/2018

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	32 Ness St DIAMOND CREEK 3089	\$845,000	12/05/2018
2	12 Kingsbury Ct DIAMOND CREEK 3089	\$820,000	06/08/2018
3	30 Everleigh Dr DIAMOND CREEK 3089	\$820,000	25/07/2018

**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.