

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

14 Ormonde Court, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/06/2022

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	7 Dering St DIAMOND CREEK 3089	\$740,000	18/06/2022
2			
3			

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:

03/08/2022 19:30



 3  1  3

Property Type: House
Land Size: 1134 sqm approx
Agent Comments

Indicative Selling Price

\$730,000

Median House Price

Year ending June 2022: \$1,083,000

Comparable Properties



7 Dering St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 18/06/2022
Property Type: House
Land Size: 517 sqm approx

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.