

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

2 Ormonde Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/09/2021

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 Pledger CI DIAMOND CREEK 3089	\$1,271,000	10/11/2021
2	12 Highbrook Ct DIAMOND CREEK 3089	\$1,263,000	23/11/2021
3	26 Oronsay Cr DIAMOND CREEK 3089	\$1,207,500	10/11/2021

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:

15/12/2021 11:50



Property Type: House (Previously Occupied - Detached)

Land Size: 730 sqm approx

Agent Comments

Comparable Properties

7 Pledger Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,271,000

Method: Private Sale

Date: 10/11/2021

Property Type: House (Res)

Land Size: 785 sqm approx



12 Highbrook Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,263,000

Method: Auction Sale

Date: 23/11/2021

Property Type: House (Res)

Land Size: 927 sqm approx



26 Oronsay Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,207,500

Method: Auction Sale

Date: 10/11/2021

Property Type: House (Res)

Land Size: 1665 sqm approx