



## 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

5 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 \$820,000

&amp;

\$880,000

**Median sale price**

Median price \$896,600

House

X

Unit

Suburb Diamond Creek

Period - From 01/01/2018

to

31/03/2018

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	3 Diamond Views Dr DIAMOND CREEK 3089	\$896,600	22/02/2018
2	3 Happy Valley Rise DIAMOND CREEK 3089	\$895,000	24/10/2017
3	11 Moray St DIAMOND CREEK 3089	\$820,000	10/02/2018

**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.



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**Indicative Selling Price**

\$820,000 - \$880,000

**Median House Price**

March quarter 2018: \$896,600



**Rooms:**

**Property Type:** Land

**Land Size:** 712 sqm approx

**Agent Comments**

## Comparable Properties

**3 Diamond Views Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$896,600

**Method:** Private Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** House (Res)



**3 Happy Valley Rise DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$895,000

**Method:** Private Sale

**Date:** 24/10/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 785 sqm approx

**11 Moray St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 10/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1001 sqm approx