

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

1/8 Ironbark Road, Diamond Creek VIC 3089

Indicative selling price

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

Range between

\$865,000

&

\$895,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Diamond Creek

Period - From

28/07/2024

to

27/01/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|------------------------------------------------|-----------|--------------|
| 1/111 Broad Gully Road, Diamond Creek VIC 3089 | \$840,000 | 13/11/2024 |
| 8 Waigo Way Diamond Creek Vic 3089 | \$850,000 | 23/08/2024 |
| | | |

This Statement of Information was prepared on:

28/01/2025