

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

15 Ironbark Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$720,250

House

X

Unit

Suburb

Diamond Creek

Period - From

01/04/2019

to

30/06/2019

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	24 Kalmaine Ct DIAMOND CREEK 3089	\$722,500	30/04/2019
2	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019
3	147 Broad Gully Rd DIAMOND CREEK 3089	\$710,000	20/05/2019

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.



Rooms:
Property Type: House (Res)
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
June quarter 2019: \$720,250

Comparable Properties



24 Kalmaine Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$722,500
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 985 sqm approx



12 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$722,000
Method: Private Sale
Date: 31/07/2019
Rooms: -
Property Type: House
Land Size: 619 sqm approx



147 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 20/05/2019
Rooms: 5
Property Type: House
Land Size: 659 sqm approx