

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$690,000	&	\$740,000
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#### 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.~~



4   2  

**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

4   2   1

**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

4   2   2

**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

3   2   2

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