

## 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 48 Oronsay Crescent, 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 \$640,000 & \$680,000

#### Median sale price

Median price \$726,444 House X Unit Suburb Diamond Creek

Period - From 01/04/2017 to 30/06/2017 Source REIV

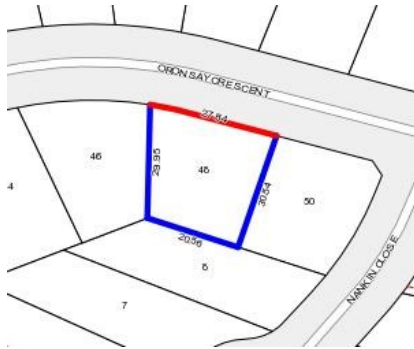
#### Comparable property sales (\*Delete A or B below as applicable)

**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	5 Strathaird CI DIAMOND CREEK 3089	\$668,000	08/04/2017
2	413 Ryans Rd DIAMOND CREEK 3089	\$665,000	04/04/2017
3	1 Kalmaine Ct DIAMOND CREEK 3089	\$647,000	22/02/2017

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.



3   2   2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 718 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$640,000 - \$680,000  
**Median House Price**  
 June quarter 2017: \$726,444

## Comparable Properties



**5 Strathaird CI DIAMOND CREEK 3089**  
 (REI/VG)

Agent Comments

3   1   2

**Price:** \$668,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**413 Ryans Rd DIAMOND CREEK 3089**  
 (REI/VG)

Agent Comments

3   2   1

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 595 sqm approx



**1 Kalmaine Ct DIAMOND CREEK 3089**  
 (REI/VG)

Agent Comments

3   1   1

**Price:** \$647,000  
**Method:** Private Sale  
**Date:** 22/02/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 779 sqm approx