

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

2 Ormonde Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 30/06/2024 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	56 Allumba Dr ST HELENA 3088	\$1,195,000	28/08/2024
2	29 Leane Dr ELTHAM 3095	\$1,265,000	31/07/2024
3	16 Ungara Cl ELTHAM NORTH 3095	\$1,260,000	29/07/2024

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.~~

This Statement of Information was prepared on:

13/09/2024 07:15

2 Ormonde Court, Diamond Creek Vic 3089



 4  3  2

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2024: \$1,100,000

Comparable Properties



56 Allumba Dr ST HELENA 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,195,000
Method: Private Sale
Date: 28/08/2024
Property Type: House (Res)
Land Size: 649 sqm approx



29 Leane Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,265,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 963 sqm approx



16 Ungara CI ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 29/07/2024
Rooms: 7
Property Type: House (Res)
Land Size: 803 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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