

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

20 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$550,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 13/11/2023

to 12/11/2024

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	87 Grassy Flat Rd DIAMOND CREEK 3089	\$520,000	05/08/2024
2	21 Serenity PI DIAMOND CREEK 3089	\$600,000	17/06/2024
3			

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:

13/11/2024 14:24



Property Type: Land

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



87 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 05/08/2024

Property Type: Land (Res)

Land Size: 1702 sqm approx



21 Serenity Pl DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 17/06/2024

Property Type: Land

Land Size: 1025 sqm approx

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.