

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	lot 34 60 Collard Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$850,000	Hou	se X	Unit		Suburb	Diamond Creek
Period - From	01/10/2017	to	31/12/2017		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 Lot 29/60-122 Collard Dr DIAMOND CREEK 3089 \$425,000 31/10/2017 2 Lot 18/60-122 Collard Dr DIAMOND CREEK 3089 \$420,000 25/01/2018 3 Lot 17/60-122 Collard Dr DIAMOND CREEK 3089 \$415,000 09/11/2017

OR

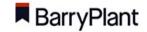
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Indicative Selling Price \$395,000 **Median House Price** December quarter 2017: \$850,000

Comparable Properties

18



Lot 29/60-122 Collard Dr DIAMOND CREEK

3089 (REI)





Price: \$425,000 Method: Private Sale Date: 31/10/2017

Rooms: -

Property Type: Land Land Size: 767 sqm approx **Agent Comments**



Lot 18/60-122 Collard Dr DIAMOND CREEK





Price: \$420,000 Method: Private Sale Date: 25/01/2018 Rooms: -

Property Type: Land

Land Size: 518 sqm approx

Agent Comments



Lot 17/60-122 Collard Dr DIAMOND CREEK

3089 (REI)





Price: \$415,000 Method: Private Sale Date: 09/11/2017

Rooms: -

Property Type: Land Land Size: 529 sqm approx

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Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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