

## 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	60 Collard Drive, 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	\$410,000	&	\$450,000
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#### Median sale price

Median price	\$850,000	House	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 32/60-122 Collard Dr DIAMOND CREEK 3089	\$450,000	02/12/2017
2	lot 3 Herberts La DIAMOND CREEK 3089	\$445,000	03/10/2017
3	Lot 18/60-122 Collard Dr DIAMOND CREEK 3089	\$420,000	25/01/2018

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 518 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$410,000 - \$450,000  
**Median House Price**  
 December quarter 2017: \$850,000

## Comparable Properties



**Lot 32/60-122 Collard Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 02/12/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 959 sqm approx



**lot 3 Herberts La DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 03/10/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 706 sqm approx



**Lot 18/60-122 Collard Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 518 sqm approx