

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	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

Range between \$410,000 & \$450,000	Range between	\$410,000	&	\$450,000
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Median sale price

Median price	\$850,000	Hou	ıse X	Unit		Sub	urb 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.

Ad	dress 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

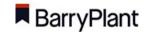
OR

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.





Account - Barry Plant | P: 03 94381133







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)

Price: \$450,000 Method: Private Sale Date: 02/12/2017 Rooms: -

Property Type: Land Land Size: 959 sqm approx **Agent Comments**

Agent Comments



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



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Lot 18/60-122 Collard Dr DIAMOND CREEK

3089 (REI)

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

Rooms: -

Property Type: Land Land Size: 518 sqm approx





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