

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

53 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$430,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 11/02/2019

to 10/02/2020

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	108 Bellbird Rd DIAMOND CREEK 3089	\$495,000	25/11/2019
2	lot 1 Nimmo Rd DIAMOND CREEK 3089	\$495,000	05/12/2019
3	lot 4 95 Collard Dr DIAMOND CREEK 3089	\$495,000	27/11/2019

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:

11/02/2020 15:25



Property Type: Land
Land Size: 1176 sqm approx
Agent Comments

Indicative Selling Price

\$490,000

Median Land Price

11/02/2019 - 10/02/2020: \$430,000

Comparable Properties

108 Bellbird Rd DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 25/11/2019
Property Type: Land
Land Size: 1000 sqm approx



lot 1 Nimmo Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 05/12/2019
Property Type: Land
Land Size: 1000 sqm approx



lot 4 95 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 27/11/2019
Property Type: Land
Land Size: 901 sqm approx