Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	98 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 \$419,000

Median sale price

Median price	\$430,000	Pro	perty Type	Vacant land		Suburb	Diamond Creek
Period - From	17/12/2018	to	16/12/2019		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

1	2a Discovery Dr DIAMOND CREEK 3089	\$440,000	13/09/2019
2	4 Gossamer PI DIAMOND CREEK 3089	\$425,000	22/08/2019
3	25 Serenity PI DIAMOND CREEK 3089	\$405,000	18/07/2019

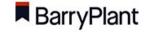
OR

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:	17/12/2019 15:36



Date of sale











Property Type: Land Land Size: 519 sqm approx **Agent Comments**

Indicative Selling Price \$419,000 **Median Land Price** 17/12/2018 - 16/12/2019: \$430,000

Comparable Properties

2a Discovery Dr DIAMOND CREEK 3089 (VG)

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Agent Comments

Price: \$440,000 Method: Sale Date: 13/09/2019 Property Type: Land Land Size: 503 sqm approx

4 Gossamer PI DIAMOND CREEK 3089 (REI)







Price: \$425,000 Method: Private Sale Date: 22/08/2019 Property Type: Land Land Size: 579 sqm approx



25 Serenity PI DIAMOND CREEK 3089 (REI)





Price: \$405.000 Method: Private Sale Date: 18/07/2019 Rooms: 1

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Property Type: Land

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 94381133



