

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

98 Collard Drive, Diamond Creek Vic 3089

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

Property 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	Price	Date of sale
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



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) **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) **Agent Comments**



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) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 18/07/2019
Rooms: 1
Property Type: Land