

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 lot 32 60 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$850,000 House X Unit Suburb Diamond Creek
Period - From 01/10/2017 to 31/12/2017 Source REIV

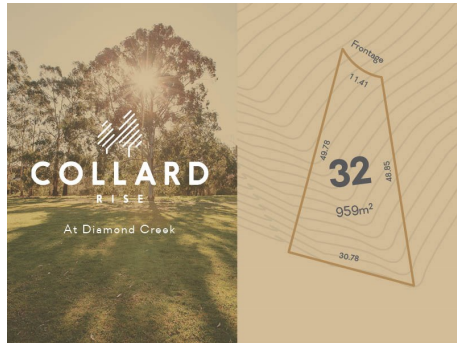
Comparable property sales (*Delete A or B below as applicable)

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 9 35 Herberts La DIAMOND CREEK 3089	\$465,000	02/10/2017
2	lot 28 Herberts La DIAMOND CREEK 3089	\$459,000	01/11/2017
3	lot 3 Herberts La DIAMOND CREEK 3089	\$445,000	03/10/2017

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:
Agent Comments

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

Comparable Properties



lot 9 35 Herberts La DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 02/10/2017
Rooms: -
Property Type: Land
Land Size: 910 sqm approx



lot 28 Herberts La DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$459,000
Method: Private Sale
Date: 01/11/2017
Rooms: -
Property Type: Land
Land Size: 690 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