

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	60 Collard Drive, Diamond Creek Vic 3089
---	--

Indicative selling price

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

Range between	\$410,000	&	\$450,000
---------------	-----------	---	-----------

Median sale price*

Median price		House		Unit		Suburb	Diamond Creek
Period - From		to		Source			

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 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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
 \$410,000 - \$450,000
No median price available

Comparable Properties



Lot 32/60-122 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 02/12/2017
Rooms: -
Property Type: Land
Land Size: 959 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



Lot 18/60-122 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 25/01/2018
Rooms: -
Property Type: Land
Land Size: 518 sqm approx