

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

51 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$455,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 14/07/2020

to 13/07/2021

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 1/67 Collard Dr DIAMOND CREEK 3089	\$547,000	12/04/2021
2			
3			

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:

14/07/2021 15:54



Property Type: Land
Land Size: 1146 sqm approx
Agent Comments

Indicative Selling Price

\$579,000

Median Land Price

14/07/2020 - 13/07/2021: \$455,000

Comparable Properties



lot 1/67 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$547,000
Method: Private Sale
Date: 12/04/2021
Property Type: Land
Land Size: 1451 sqm approx

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.