

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	29 Collard Drive, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$726,444	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017	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	19 Brownlow Dr DIAMOND CREEK 3089	\$906,500	27/05/2017
2	28 Ilana View Dr DIAMOND CREEK 3089	\$885,000	15/07/2017
3	11 Wayland Ct DIAMOND CREEK 3089	\$815,000	12/08/2017

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.~~



 4  4  2

Rooms:
Property Type: House
Land Size: 950 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 June quarter 2017: \$726,444

Comparable Properties



19 Brownlow Dr DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  2

Price: \$906,500
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 974 sqm approx



28 Ilana View Dr DIAMOND CREEK 3089 (REI) Agent Comments

 4  3  6

Price: \$885,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 1394 sqm approx



11 Wayland Ct DIAMOND CREEK 3089 (REI) Agent Comments

 3  2  3

Price: \$815,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx