

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

59 Grassy Flat Road, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$570,000

Property Type

Vacant land

Suburb

Diamond Creek

Period - From

13/05/2021

to

12/05/2022

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	10 Emu Ct DIAMOND CREEK 3089	\$650,000	07/04/2022
2	9 Alice Ct DIAMOND CREEK 3089	\$630,000	17/03/2022
3	35 Collard Dr DIAMOND CREEK 3089	\$621,500	20/01/2022

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:

13/05/2022 10:46



Property Type: Land
Land Size: 1002 sqm approx
Agent Comments

Indicative Selling Price
\$669,000
Median Land Price
13/05/2021 - 12/05/2022: \$570,000

Comparable Properties



10 Emu Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/04/2022
Property Type: Land
Land Size: 1348 sqm approx

9 Alice Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 17/03/2022
Property Type: Land (Res)
Land Size: 1201 sqm approx



35 Collard Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$621,500
Method: Private Sale
Date: 20/01/2022
Property Type: Land
Land Size: 961 sqm approx