

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

35 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$1,010,000

Property Type House

Suburb Diamond Creek

Period - From 01/07/2021

to 30/09/2021

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	11 Rusty Gate Ct DIAMOND CREEK 3089	\$595,000	03/08/2021
2	51 Collard Dr DIAMOND CREEK 3089	\$579,000	02/08/2021
3	47 Panorama Dr DIAMOND CREEK 3089	\$515,000	10/09/2021

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:

10/12/2021 09:53



Property Type: Land
Land Size: 961 sqm approx
Agent Comments

Indicative Selling Price
 \$535,000
Median House Price
 September quarter 2021: \$1,010,000

Comparable Properties



11 Rusty Gate Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 03/08/2021
Property Type: Land
Land Size: 1437 sqm approx



51 Collard Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$579,000
Method: Private Sale
Date: 02/08/2021
Property Type: Land (Res)
Land Size: 1147 sqm approx

47 Panorama Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 10/09/2021
Property Type: Land
Land Size: 1000 sqm approx