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	35 Collard Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$1,0	10,000 Pro	operty Type	House		Suburb	Diamond Creek
Period - From 01/07	7/2021 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

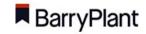
Address of comparable property		Price	Date of sale
1	11 Rusty Gate Ct DIAMOND CREEK 3089	\$595,000	03/08/2021
2	51 Collard Dr DIAMOND CREEK 3089	\$579,000	02/08/2021
3	47 Panorama Dr DIAMOND CREEK 3089	\$515,000	10/09/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)







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

Land Size: 1437 sqm approx

Agent Comments







Price: \$579,000 Method: Private Sale Date: 02/08/2021

Property Type: Land (Res) Land Size: 1147 sqm approx

51 Collard 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

Agent Comments

Account - Barry Plant | P: 03 94381133



