Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |16 - 30 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|-------|--------|---------------|--|
| Range betweer | \$430,000 | | & | | \$473,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$435,000 | Pro | operty Type | Vac | ant land | | Suburb | Diamond Creek | |
| Period - From | 21/07/2019 | to | 20/07/2020 | | Sc | ource | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 53 Collard Dr DIAMOND CREEK 3089 | \$473,000 | 29/05/2020 |
| 2 | 37 Aspiration Rise DIAMOND CREEK 3089 | \$445,000 | 15/06/2020 |
| 3 | 6 Upper Rd WATTLE GLEN 3096 | \$445,000 | 26/05/2020 |

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:

21/07/2020 14:58









Property Type: Land Land Size: 502 - 1710 sqm approx Indicative Selling Price \$430,000 - \$473,000 Median Land Price 21/07/2019 - 20/07/2020: \$435,000

Agent Comments

LOT 1 - 568 m2 - \$410,000 - \$430,000 LOT 6 - 502 m2 - \$450,000 - \$470,000 LOT 9 - 650 m2 - \$430,000 - \$450,000 LOT 21 - 1710 m2 - \$500,000 LOT 16 - 732 m2 - \$450,000 - \$470,000 LOT 19 - 1115 M2 - \$460,000 - \$480,000

Comparable Properties



53 Collard Dr DIAMOND CREEK 3089 (REI)



Price: \$473,000 Method: Private Sale Date: 29/05/2020 Property Type: Land Land Size: 1176 sqm approx Agent Comments

37 Aspiration Rise DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$445,000 Method: Auction Sale Date: 15/06/2020 Property Type: Land



6 Upper Rd WATTLE GLEN 3096 (REI)



Agent Comments

Price: \$445,000 Method: Private Sale Date: 26/05/2020 Property Type: Land Land Size: 482 sqm approx

Account - Kate Donaldson Real Estate | P: 03 9438 4888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.