# 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.