

# 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

16 - 30 Collard Drive, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000

&

\$473,000

### Median sale price

Median price \$435,000

Property Type Vacant land

Suburb Diamond Creek

Period - From 21/07/2019

to

20/07/2020

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	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

**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

**Indicative Selling Price**

\$430,000 - \$473,000

**Median Land Price**

21/07/2019 - 20/07/2020: \$435,000

## Comparable Properties



**53 Collard Dr DIAMOND CREEK 3089 (REI)**

**Agent Comments**



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

**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