

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 29 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$745,000

House X

Suburb Diamond Creek

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19 Brownlow Dr DIAMOND CREEK 3089	\$906,500	27/05/2017
40 Brownlow Dr DIAMOND CREEK 3089	\$900,250	03/03/2017
36 Diamond Views Dr DIAMOND CREEK 3089	\$786,000	16/02/2017



4 4 2

Rooms:
Property Type:
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
March quarter 2017: \$745,000

Comparable Properties



19 Brownlow Dr DIAMOND CREEK 3089 (REI) Agent Comments

4 2 2

Price: \$906,500
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 974 sqm approx



40 Brownlow Dr DIAMOND CREEK 3089 (REI) Agent Comments

4 2 2

Price: \$900,250
Method: Private Sale
Date: 03/03/2017
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx



36 Diamond Views Dr DIAMOND CREEK 3089 (REI) Agent Comments

4 2 2

Price: \$786,000
Method: Private Sale
Date: 16/02/2017
Rooms: -
Property Type: House
Land Size: 567 sqm approx