

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	29 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

Range between	\$840,000	&	\$890,000
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Median sale price

Median price \$745,000	House	X	Su	Diamond Creek
Period - From 01/01/2017	to 31/0	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











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)

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

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)

Price: \$786,000 Method: Private Sale Date: 16/02/2017

Rooms: -

Property Type: House Land Size: 567 sqm approx

Account - Barry Plant | P: 03 94381133





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.

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Agent Comments

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