

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 32-58 Collard Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$535,000 Property Type Vacant land Suburb Diamond Creek

Period - From 05/03/2024 to 04/03/2025 Source Property Data

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	24 Aspiration Rise DIAMOND CREEK 3089	\$505,000	25/10/2024
2			
3			

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: 05/03/2025 14:27



Property Type: Land (Res)

Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Land Price

05/03/2024 - 04/03/2025: \$535,000

Comparable Properties

24 Aspiration Rise DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 25/10/2024

Property Type: Land

Land Size: 690 sqm approx

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.

Account - Jellis Craig | P: 03 94321444