

# 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

1 Vale Road, 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 \$580,000 & \$630,000

### Median sale price

Median price \$581,500 Property Type Vacant land Suburb Diamond Creek

Period - From 29/05/2023 to 28/05/2024 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	120 Collard Dr DIAMOND CREEK 3089	\$583,000	01/12/2023
2	88 Bellbird Rd DIAMOND CREEK 3089	\$580,000	05/05/2024
3	27 Magenta Rise DIAMOND CREEK 3089	\$550,000	09/04/2024

**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:

29/05/2024 13:30

1 Vale Road, Diamond Creek Vic 3089



**Property Type:** Land  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median Land Price**  
29/05/2023 - 28/05/2024: \$581,500

## Comparable Properties



**120 Collard Dr DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$583,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** Land  
**Land Size:** 522 sqm approx



**88 Bellbird Rd DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 05/05/2024  
**Property Type:** Land  
**Land Size:** 725 sqm approx



**27 Magenta Rise DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Land  
**Land Size:** 675 sqm approx

**Account - Belle Property Doncaster East | P: 0391258568**



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