

## 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

33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$985,101

Property type

House

Suburb

Diamond Creek

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 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

6 LOVITT CLOSE DIAMOND CREEK VIC 3089	\$1,310,000	10-Feb-24
34 ASPIRATION RISE DIAMOND CREEK VIC 3089	\$1,330,000	23-Feb-24

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 6 months.

This Statement of Information was prepared on: 31 May 2024



**6 LOVITT CLOSE DIAMOND CREEK VIC 3089** Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **10-Feb-24**

 4  2  2

Distance **1.4km**



**34 ASPIRATION RISE DIAMOND CREEK VIC 3089** Sold Price **\$1,330,000** Sold Date **23-Feb-24**

 4  4  2

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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