

# 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 30 Serenity Place, 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)

Single price \$449,000

### Median sale price

Median price \$831,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2020 to 31/03/2020 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.

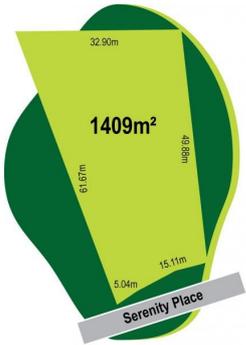
	Address of comparable property	Price	Date of sale
1	44 Serenity PI DIAMOND CREEK 3089	\$445,000	14/01/2020
2	32 Serenity PI DIAMOND CREEK 3089	\$442,000	22/02/2020
3	26 Union Gold Cr DIAMOND CREEK 3089	\$420,000	25/11/2019

**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:

29/04/2020 16:49



**Property Type:** Land  
**Land Size:** 1409 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$449,000  
**Median House Price**  
March quarter 2020: \$831,000

## Comparable Properties

**44 Serenity PI DIAMOND CREEK 3089 (VG)** Agent Comments



**Price:** \$445,000  
**Method:** Sale  
**Date:** 14/01/2020  
**Property Type:** Land  
**Land Size:** 1383 sqm approx

**32 Serenity PI DIAMOND CREEK 3089 (VG)** Agent Comments



**Price:** \$442,000  
**Method:** Sale  
**Date:** 22/02/2020  
**Property Type:** Land  
**Land Size:** 1247 sqm approx

**26 Union Gold Cr DIAMOND CREEK 3089 (VG)** Agent Comments



**Price:** \$420,000  
**Method:** Sale  
**Date:** 25/11/2019  
**Property Type:** Land  
**Land Size:** 966 sqm approx