

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

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.

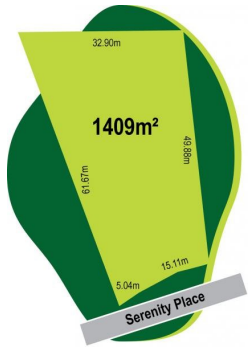
	Address of comparable property	Price	Date of sale
1	44 Serenity PI DIAMOND CREEK 3089	\$445,000	14/01/2020
2	32 Serenity PI DIAMOND CREEK 3089	\$442,000	22/02/2020
3	26 Union Gold Cr DIAMOND CREEK 3089	\$420,000	25/11/2019

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