

# 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

5 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 \$429,000

### Median sale price

Median price \$430,000

Vacant land X

Suburb Diamond Creek

Period - From 17/09/2018

to 16/09/2019

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	4 Gossamer PI DIAMOND CREEK 3089	\$425,000	07/06/2019
2	25 Serenity PI DIAMOND CREEK 3089	\$405,000	18/07/2019
3	5 Gossamer PI DIAMOND CREEK 3089	\$403,000	20/08/2019

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:

17/09/2019 11:17



**Property Type:** Land  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$429,000

**Median Land Price**

17/09/2018 - 16/09/2019: \$430,000

## Comparable Properties

**4 Gossamer PI DIAMOND CREEK 3089 (VG)**

**Agent Comments**



**Price:** \$425,000  
**Method:** Sale  
**Date:** 07/06/2019  
**Property Type:** Land  
**Land Size:** 578 sqm approx



**25 Serenity PI DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 18/07/2019  
**Rooms:** 1  
**Property Type:** Land



**5 Gossamer PI DIAMOND CREEK 3089 (REI)**

**Agent Comments**



**Price:** \$403,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** Land