

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

40 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

\$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	35 Aspiration Rise DIAMOND CREEK 3089	\$480,000	14/08/2019
2	10 Emu Ct DIAMOND CREEK 3089	\$475,000	21/07/2019
3	42 Serenity PI DIAMOND CREEK 3089	\$429,000	19/06/2019

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 11:37



Property Type: Land
Land Size: 1004 sqm approx
Agent Comments

Indicative Selling Price
\$449,000
Median Land Price
17/09/2018 - 16/09/2019: \$430,000

Comparable Properties



35 Aspiration Rise DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 14/08/2019
Property Type: Land
Land Size: 950 sqm approx



10 Emu Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 21/07/2019
Property Type: Land
Land Size: 1348 sqm approx



42 Serenity PI DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$429,000
Method: Private Sale
Date: 19/06/2019
Property Type: Land
Land Size: 1366 sqm approx