Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	40 Serenity Place, Diamond Creek Vic 3089
Including suburb and	
postcode	

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	\	/acant land	Х		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

	aress of comparable property	1 1100	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	

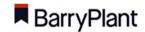
OR

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



Date of sale











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)

(KEI) **!==** -

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



10 Emu Ct DIAMOND CREEK 3089 (REI/VG)

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63.

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

Land Size: 1348 sqm approx

Agent Comments



42 Serenity PI DIAMOND CREEK 3089

(REI/VG)

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

Land Size: 1366 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



