

# 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

43 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

\$391,000

### Median sale price

Median price

\$720,250

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2019

to

30/06/2019

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	38 Aspiration Rise DIAMOND CREEK 3089	\$419,000	26/06/2019
2	20 Magenta Rise DIAMOND CREEK 3089	\$410,000	08/05/2019
3	89 Collard Dr DIAMOND CREEK 3089	\$370,000	01/07/2019

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:

14/10/2019 10:56



**Property Type:** Land  
**Land Size:** 767 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$391,000  
**Median House Price**  
June quarter 2019: \$720,250



## Comparable Properties

### 38 Aspiration Rise DIAMOND CREEK 3089 (VG)

**Agent Comments**



**Price:** \$419,000  
**Method:** Sale  
**Date:** 26/06/2019  
**Property Type:** Land  
**Land Size:** 700 sqm approx

### 20 Magenta Rise DIAMOND CREEK 3089 (VG)

**Agent Comments**



**Price:** \$410,000  
**Method:** Sale  
**Date:** 08/05/2019  
**Property Type:** Land  
**Land Size:** 737 sqm approx



### 89 Collard Dr DIAMOND CREEK 3089 (REI/VG)

**Agent Comments**



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 01/07/2019  
**Property Type:** Land  
**Land Size:** 700 sqm approx