Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	43 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 \$391,000

Median sale price

Median price	\$720,250	Pro	perty 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

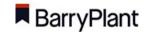
Add	dress of comparable property	Price	Date of sale
1	38 Aspiration Rise DIAMOND CREEK 3089	\$419,000	26/06/2019
2	20 Magenta Rise DIAMOND CREEK 3089	\$410,000	08/05/2019
3	89 Collard Dr DIAMOND CREEK 3089	\$370,000	01/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

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

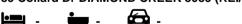
20 Magenta Rise DIAMOND CREEK 3089 (VG) Agent Comments





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

Account - Barry Plant | P: 03 94381133



