

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	lot 46/18 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 \$529,000

Median sale price

Median price	\$896,600	Hou	se X	Unit		Suburb	Diamond Creek
Period - From	01/01/2018	to	31/03/2018		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.

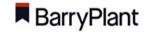
Address of comparable property Price Date of sale 1 Lot 9/67 Collard Dr DIAMOND CREEK 3089 \$529,000 29/04/2018 2 6/95-125 Collard Dr DIAMOND CREEK 3089 \$525,000 28/05/2018 3 3 Grandview Ct DIAMOND CREEK 3089 \$495,000 19/03/2018

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.











Land Size: 1,004 sqm approx

Agent Comments

Indicative Selling Price \$529,000 Median House Price

Median House Price March quarter 2018: \$896,600

Comparable Properties



Lot 9/67 Collard Dr DIAMOND CREEK 3089

(REI)

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Price: \$529,000 **Method:** Private Sale **Date:** 29/04/2018

Rooms: -

Property Type: Land **Land Size:** 1053 sqm approx

6/95-125 Collard Dr DIAMOND CREEK 3089

(REI)

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Price: \$525,000 **Method:** Private Sale **Date:** 28/05/2018

Rooms: -

Property Type: Land (Res)

Agent Comments

Agent Comments

1,047m2

3 Grandview Ct DIAMOND CREEK 3089 (REI/VG)







Price: \$495,000 Method: Private Sale Date: 19/03/2018

Rooms: -

Property Type: Land Land Size: 657 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94381133





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