

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

37 Serenity Place, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$410,000

Median sale price

Median price \$742,500

House

X

Unit

Suburb

Diamond Creek

Period - From 01/07/2018

to 30/09/2018

Source REIV

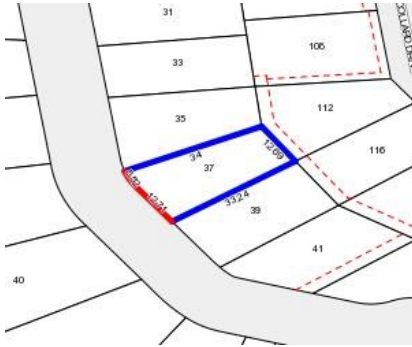
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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.



Rooms:
Property Type: Residential Land
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price
\$410,000
Median House Price
September quarter 2018: \$742,500

Comparable Properties



7 Serenity PI DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 03/09/2018
Rooms: -
Property Type: Land
Land Size: 500 sqm approx

1 Serenity PI DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$389,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: Land

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.