

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	5 Serenity Place, Diamond Creek Vic 3089
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Indicative selling price

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

Single price	\$445,000
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Median sale price

Median price	\$896,600	House	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 25/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	22/02/2018
2	Lot 22/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	07/04/2018
3	lot 25 35 Herberts La DIAMOND CREEK 3089	\$445,000	04/04/2018

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.



Rooms:
Property Type: Vacant land
Land Size: 500 sqm approx
 Agent Comments

Indicative Selling Price
 \$445,000
Median House Price
 March quarter 2018: \$896,600

Comparable Properties



Lot 25/60-122 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 22/02/2018
Rooms: -
Property Type: Land
Land Size: 544 sqm approx



Lot 22/60-122 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 07/04/2018
Rooms: -
Property Type: Land
Land Size: 558 sqm approx



lot 25 35 Herberts La DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Land
Land Size: 502 sqm approx