

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	50 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	\$399,000
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Median sale price

Median price	\$742,500	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

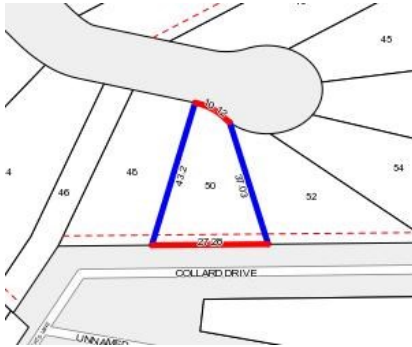
Comparable property sales (*Delete A or B below as applicable)

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: 696 sqm approx
Agent Comments

Indicative Selling Price
 \$399,000
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.