

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

lot 46/18 Serenity Place, Diamond Creek Vic 3089

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

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 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.



Rooms:
Property Type:
Land Size: 1,004 sqm approx
Agent Comments

Indicative Selling Price
 \$529,000
Median House Price
 March quarter 2018: \$896,600

Comparable Properties



Lot 9/67 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



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)

Agent Comments



1,047m2

Price: \$525,000
Method: Private Sale
Date: 28/05/2018
Rooms: -
Property Type: Land (Res)



3 Grandview Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 19/03/2018
Rooms: -
Property Type: Land
Land Size: 657 sqm approx