

#### 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	5 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 \$445,000

#### 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.

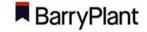
Ad	dress of comparable property	Price	Date of sale
1	Lot 25/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	22/02/2018
2	Lot 22/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	07/04/2018
3	lot 25 35 Herberts La DIAMOND CREEK 3089	\$445,000	04/04/2018

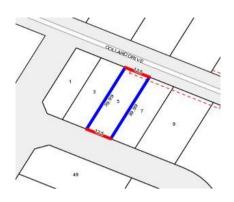
#### OR

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.











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)





Price: \$425,000 Method: Private Sale Date: 22/02/2018

Rooms: -

Property Type: Land Land Size: 544 sqm approx **Agent Comments** 



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Price: \$425,000 Method: Private Sale Date: 07/04/2018 Rooms: -

Property Type: Land Land Size: 558 sqm approx **Agent Comments** 

**Agent Comments** 



lot 25 35 Herberts La DIAMOND CREEK 3089

(REI)





Price: \$445,000 Method: Private Sale Date: 04/04/2018 Rooms: -

Property Type: Land Land Size: 502 sqm approx

Account - Barry Plant | P: 03 94381133





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