

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

62 David Hockney Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/09/2021

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	7 Charles Conder PI DIAMOND CREEK 3089	\$1,462,500	15/10/2021
2	68 David Hockney Dr DIAMOND CREEK 3089	\$1,400,000	18/10/2021
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.~~

This Statement of Information was prepared on:

19/11/2021 14:07

62 David Hockney Drive, Diamond Creek Vic 3089

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
September quarter 2021: \$1,010,000

Comparable Properties



7 Charles Conder PI DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,462,500
Method: Auction Sale
Date: 15/10/2021
Property Type: House (Res)
Land Size: 807 sqm approx



68 David Hockney Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 18/10/2021
Property Type: House

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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