

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

78 DAVID HOCKNEY DRIVE, DIAMOND CREEK, VIC 3089

Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price

\$1,010,000

Property type

House

Suburb

DIAMOND CREEK

Period

01 April 2021 to 30 September 2021

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
7 CHARLES CONDER PL, DIAMOND CREEK, VIC 3089	*\$1,462,500	15/10/2021
15 CARMEL CL, GREENSBOROUGH, VIC 3088	\$1,200,000	27/05/2021

This Statement of Information was prepared on: 04/11/2021



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 DAVID HOCKNEY DRIVE, DIAMOND

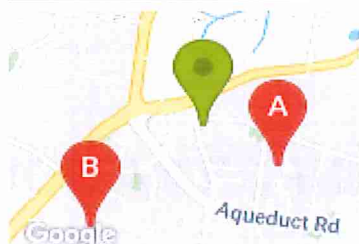
 4  2  2

Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

MEDIAN SALE PRICE



DIAMOND CREEK, VIC, 3089

Suburb Median Sale Price (House)

\$1,010,000

01 April 2021 to 30 September 2021

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



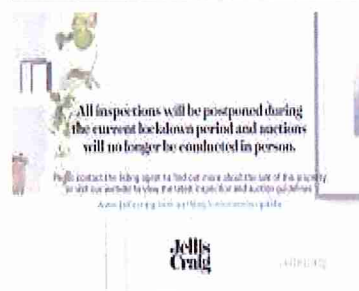
7 CHARLES CONDER PL, DIAMOND CREEK, VIC  4  2  2

Sale Price

***\$1,462,500**

Sale Date: 15/10/2021

Distance from Property: 302m



15 CARMEL CL, GREENSBOROUGH, VIC 3088  4  2  2

Sale Price

\$1,200,000

Sale Date: 27/05/2021

Distance from Property: 535m



This report has been compiled on 04/11/2021 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2021 -

www.pricefinder.com.au

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