

# 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

41 David Hockney Drive, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2021

to

30/09/2022

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 | 21 Juane Park Dr DIAMOND CREEK 3089    | \$1,170,000 | 10/11/2022   |
| 2 | 13 Pleasant View Ct DIAMOND CREEK 3089 | \$1,150,000 | 30/11/2022   |
| 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:

01/12/2022 16:39



**Property Type:** Land  
**Land Size:** 517 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending September 2022: \$1,065,000

## Comparable Properties



**21 Juane Park Dr DIAMOND CREEK 3089 (REI)** **Agent Comments**



**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 10/11/2022  
**Property Type:** House  
**Land Size:** 839 sqm approx



**13 Pleasant View Ct DIAMOND CREEK 3089 (REI)** **Agent Comments**



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 30/11/2022  
**Property Type:** House  
**Land Size:** 598 sqm approx

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.