Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode 41 David Hockney Drive, Diamond Creek Vic 3089	
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Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,065,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

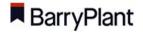
OR

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



Date of sale











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

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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)





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.

Account - Barry Plant | P: 03 94381133





Agent Comments