

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

77 David Hockney Drive, Diamond Creek VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,200

Property type

House

Suburb

Diamond Creek

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

3 Darwinia Rise Eltham North VIC 3095	\$1,750,000	10-Nov-21
19 Laurel Hill Drive Eltham North VIC 3095	\$1,880,700	22-Sep-21
7 Dario Court Diamond Creek VIC 3089	\$1,735,000	09-Dec-21

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 6 months.~~

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3 Darwinia Rise Eltham North VIC 3095

Sold Price

\$1,750,000

Sold Date

10-Nov-21



5



3



2

Distance

0.65km



19 Laurel Hill Drive Eltham North VIC 3095

Sold Price

\$1,880,700

Sold Date

22-Sep-21



4



3



3

Distance

0.9km



7 Dario Court Diamond Creek VIC 3089

Sold Price

^{RS}

\$1,735,000

^{UN}

Sold Date

09-Dec-21



5



2



3

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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