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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** Year ending March 2017: \$730,000



Rooms:

Property Type: House Land Size: 1024 sqm **Agent Comments**

Comparable Properties



42 David Hockney Dr DIAMOND CREEK 3089 (REI/VG)

Price: \$1,200,000 Method: Auction Sale Date: 11/02/2017

Rooms: -

Property Type: House (Res) Land Size: 823 sqm

Agent Comments

Competitive Auction with multiple bidders



20 David Hockney Dr DIAMOND CREEK 3089

(REI/VG)

Price: \$1,045,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: House (Res) Land Size: 871 sqm

Agent Comments



2 Fred Mccubbin CI DIAMOND CREEK 3089

(REI)

Price: \$1,000,000 Method: Private Sale

Rooms: -

Property Type: House Land Size: 1373 sqm

Date: 22/03/2017

Agent Comments

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	27 David Hockney Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$730,000	Н	ouse X	Su	ıburb	Diamond Creek
Period - From	01/04/2016	to	31/03/2017	Source	REIV	′

Comparable property sales

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
42 David Hockney Dr DIAMOND CREEK 3089	\$1,200,000	11/02/2017
20 David Hockney Dr DIAMOND CREEK 3089	\$1,045,000	25/02/2017
2 Fred Mccubbin Cl DIAMOND CREEK 3089	\$1,000,000	22/03/2017



