



Shane Leete
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3 2.5 3

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

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

Comparable Properties



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

Agent Comments

4 2 2

Competitive Auction with multiple bidders

Price: \$1,200,000
Method: Auction Sale
Date: 11/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 823 sqm



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

Agent Comments

4 2 2

Price: \$1,045,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 871 sqm



2 Fred Mccubbin CI DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 3

Price: \$1,000,000
Method: Private Sale
Date: 22/03/2017
Rooms: -
Property Type: House
Land Size: 1373 sqm



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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
Including suburb and
postcode

27 David Hockney Drive, Diamond Creek Vic 3089

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

House

X

Suburb

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 CI DIAMOND CREEK 3089	\$1,000,000	22/03/2017