

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

68 David Hockney Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/09/2021

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	9 Larcom Ct GREENSBOROUGH 3088	\$1,361,000	22/05/2021
2	208 Beales Rd ST HELENA 3088	\$1,301,000	22/05/2021
3	38 Symon Cr GREENSBOROUGH 3088	\$1,261,000	22/04/2021

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:

16/10/2021 13:18



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2021: \$1,010,000

Comparable Properties



9 Larcom Ct GREENSBOROUGH 3088 (REI/VG)

5 3 2

Price: \$1,361,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 781 sqm approx

Agent Comments

Slightly more renovated.



208 Beales Rd ST HELENA 3088 (REI)

5 2 4

Price: \$1,301,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments



38 Symon Cr GREENSBOROUGH 3088 (REI/VG)

5 3 3

Price: \$1,261,000

Method: Private Sale

Date: 22/04/2021

Rooms: 10

Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments

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