

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

13 David Hockney Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/10/2022

to

30/09/2023

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	6 Juane Park Dr DIAMOND CREEK 3089	\$1,388,700	08/09/2023
2	6 Wattlebird Ct DIAMOND CREEK 3089	\$1,350,000	18/08/2023
3	35 David Hockney Dr DIAMOND CREEK 3089	\$1,335,000	28/09/2023

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:

17/10/2023 14:16

13 David Hockney Drive, Diamond Creek Vic 3089

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2023: \$950,000



4 2 2

Property Type: House

Land Size: 788 sqm approx

Agent Comments

Comparable Properties



6 Juane Park Dr DIAMOND CREEK 3089 (REI)

Agent Comments

5 2 2

Price: \$1,388,700

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 1096 sqm approx



6 Wattlebird Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 834 sqm approx



35 David Hockney Dr DIAMOND CREEK 3089 (REI)

Agent Comments

5 3 2

Price: \$1,335,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 510 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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