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	16 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	$1,330,000	&	$1,410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,078,000	Property type	House	Suburb	Diamond Creek
Period-from	01 Mar 2024	to	28 Feb 2025	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
44 DAVID HOCKNEY DRIVE DIAMOND CREEK VIC 3089	1300000	23-Sep-24
14 COCKATIEL PLACE DIAMOND CREEK VIC 3089	1430000	24-Oct-24
2 CANDLEBARK CLOSE DIAMOND CREEK VIC 3089	1500000	27-Oct-24

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.~~

This Statement of Information was prepared on: 08 March 2025

Imogen Hammond
P 0394675988
M +61434775639
E ihammond@barryplant.com.au



44 DAVID HOCKNEY DRIVE DIAMOND CREEK VIC 3089

5 2 2

Sold Price **1300000** Sold Date **23-Sep-24**

Distance **0.3km**



14 COCKATIEL PLACE DIAMOND CREEK VIC 3089

5 2 2

Sold Price **1430000** Sold Date **24-Oct-24**

Distance **0.56km**



2 CANDLEBARK CLOSE DIAMOND CREEK VIC 3089

5 2 2

Sold Price **1500000** Sold Date **27-Oct-24**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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