

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

12 Diana Drive, Blackburn North Vic 3130

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

\$1,302,000

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2023

to

30/06/2023

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	13 Sheila St BLACKBURN NORTH 3130	\$1,131,000	13/05/2023
2	112 Surrey Rd BLACKBURN NORTH 3130	\$1,110,000	04/06/2023
3	582 Middleborough Rd BLACKBURN NORTH 3130	\$999,000	27/05/2023

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:

09/08/2023 11:41



Property Type: House

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



13 Sheila St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments



Price: \$1,131,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 641 sqm approx



112 Surrey Rd BLACKBURN NORTH 3130
(REI)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 04/06/2023

Property Type: House

Land Size: 637 sqm approx



582 Middleborough Rd BLACKBURN NORTH
3130 (REI)

Agent Comments



Price: \$999,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 586 sqm approx