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	12 Diana Drive, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,302,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2023: \$1,302,000



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Property Type: House Land Size: 620 sqm approx

Agent Comments

Comparable Properties



13 Sheila St BLACKBURN NORTH 3130

(REI/VG)

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Price: \$1,131,000 **Method:** Auction Sale **Date:** 13/05/2023

Property Type: House (Res) **Land Size:** 641 sqm approx

Agent Comments



112 Surrey Rd BLACKBURN NORTH 3130

(REI)

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Price: \$1,110,000 Method: Private Sale Date: 04/06/2023 Property Type: House Land Size: 637 sqm approx **Agent Comments**

Agent Comments



582 Middleborough Rd BLACKBURN NORTH

3130 (REI)





Price: \$999,000

Method: Auction Sale Date: 27/05/2023 Property Type: House (f

Property Type: House (Res) **Land Size:** 586 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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