

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

24 Diana Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Blackburn North

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	44 Nicholson St NUNAWADING 3131	\$1,303,000	18/11/2023
2	4 Alern Ct NUNAWADING 3131	\$1,260,000	23/11/2023
3	18 Hibiscus Rd BLACKBURN NORTH 3130	\$1,228,000	18/11/2023

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:

10/01/2024 10:10



3 2 2

Property Type: House
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2023: \$1,300,000

Comparable Properties



44 Nicholson St NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$1,303,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 697 sqm approx



4 Alern Ct NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$1,260,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 625 sqm approx



18 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,228,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 585 sqm approx

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