

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

29 Diana Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 to 31/12/2023 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	34 Charlton St BLACKBURN NORTH 3130	\$1,376,000	04/11/2023
2	12 Diana Dr BLACKBURN NORTH 3130	\$1,218,000	02/09/2023
3	8 Lupin St BLACKBURN NORTH 3130	\$1,120,000	09/11/2023

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:

19/03/2024 11:07



 3  1  1

Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2023: \$1,243,600

Comparable Properties



34 Charlton St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 3  1  2

Price: \$1,376,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 588 sqm approx



12 Diana Dr BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 3  1  2

Price: \$1,218,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 620 sqm approx



8 Lupin St BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,120,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 584 sqm approx

Account - Barry Plant | P: 03 9842 8888