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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and	28 Diana Drive, Blackburn North Vic 3130
posicion	

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	\$1,270,000	Ηοι	use X	Unit		S	Suburb	Blackburn North
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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	16 Hibiscus Rd BLACKBURN NORTH 3130	\$1,100,000	23/09/2017
2	23 Bridgeford Av BLACKBURN NORTH 3130	\$1,085,000	09/09/2017
3	10 Kathleen St BLACKBURN NORTH 3130	\$996,000	21/10/2017

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.

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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December guarter 2017: \$1,270,000



=3 Rooms: Property Type: House

Land Size: 653 sqm approx Agent Comments

Comparable Properties



16 Hibiscus Rd BLACKBURN NORTH 3130

(REI)

Price: \$1,100,000 Method: Auction Sale Date: 23/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 620 sqm approx

23 Bridgeford Av BLACKBURN NORTH 3130

(REI)





Price: \$1,085,000 Method: Auction Sale Date: 09/09/2017

Rooms: 6 Property Type: House (Res)

Land Size: 617 sqm approx

10 Kathleen St BLACKBURN NORTH 3130

(REI)

Rooms: 5

Price: \$996,000 Method: Auction Sale Date: 21/10/2017

Property Type: House (Res) Land Size: 536 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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