

## 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

28 Diana Drive, Blackburn North Vic 3130

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&amp;

\$1,100,000

## Median sale price

Median price \$1,270,000

House

X

Unit

Suburb

Blackburn North

Period - From 01/10/2017

to

31/12/2017

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	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.



3 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 653 sqm approx

**Agent Comments**

## Comparable Properties



**16 Hibiscus Rd BLACKBURN NORTH 3130**  
(REI)

**Agent Comments**

3 1 3

**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)

**Agent Comments**

3 1 2

**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)

**Agent Comments**

3 1 2

**Price:** \$996,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 536 sqm approx