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: 2 Diana Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,360,000 Property Type House Suburb Blackburn North

Period - From 01/01/2022 to 31/03/2022 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	4 Musk St BLACKBURN 3130	$1,700,000	01/04/2022
2	21 Ashwood Dr NUNAWADING 3131	$1,691,000	12/02/2022
3			

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: 12/05/2022 14:25

2 Diana Drive, Blackburn North Vic 3130

Troy Sheehan
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5 2 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
March quarter 2022: $1,360,000

Comparable Properties



4 Musk St BLACKBURN 3130 (REI)

4 2 2

Price: $1,700,000
Method: Sold Before Auction
Date: 01/04/2022
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



21 Ashwood Dr NUNAWADING 3131 (REI/VG)

5 2 2

Price: $1,691,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

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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