

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

37 DIANA DRIVE BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,308,250

Property type

House

Suburb

Blackburn North

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

8 GREENGLADE COURT BLACKBURN NORTH VIC 3130	\$1,000,000	17-Sep-22
47 SANDY STREET NUNAWADING VIC 3131	\$960,000	14-Nov-22
1 BLUE HILLS AVENUE NUNAWADING VIC 3131	\$940,000	21-May-22

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 6 months.~~

This Statement of Information was prepared on: 19 November 2022


**8 GREENGLADE COURT
BLACKBURN NORTH VIC 3130**
 4  1  1

Sold Price ^{RS} **\$1,000,000** Sold Date **17-Sep-22**

Distance **0.44km**

**47 SANDY STREET NUNAWADING
VIC 3131**
 3  1  1

Sold Price ^{RS} **\$960,000** ^{UN} Sold Date **14-Nov-22**

Distance **0.91km**

**1 BLUE HILLS AVENUE
NUNAWADING VIC 3131**
 4  1  1

Sold Price **\$940,000** Sold Date **21-May-22**

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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