



**woodards** 

## 2/33 Myrtle Grove, Blackburn

### Additional information

Council Rates: \$2,025.90 (Refer S32)  
 Water Rates: \$175pq plus usage approx. (Refer S32)  
 Neighbourhood Residential Zone Schedule 1  
 Significant Landscape Overlay Schedule 2  
 Land size: 550sqm approx.  
 Built: circa 1993  
 Builder: Trevor Hoyle  
 Separate driveway  
 Gas ducted heating  
 Evaporative cooling  
 Electric oven  
 4 burner gas cooktop  
 Dishwasher  
 Security doors  
 North facing formal lounge room  
 Zoned main bedroom with WIR & ensuite  
 Laundry with external access  
 Double garage with remote access  
 Large courtyard/ backyard

### Rental Estimate

\$550 - \$580pwk based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

### Close proximity to

**Schools** Laburnum Primary- Janet Street, Blackburn (1km)  
 Box Hill High- Whitehorse Rd, Box Hill Zoned (950m)  
 Deakin Uni- Burwood Hwy, Burwood (5.2km)

**Shops** Laburnum Village (IGA) – Salisbury Ave, Blackburn (550m)  
 Woolworths- Canterbury Rd, Blackburn (1.7km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.8km)  
 Box Hill Central- Whitehorse Rd, Box Hill (2.5km)  
 Westfield- Doncaster Rd, Doncaster (5.9km)

**Parks** Blacks Walk/ Kalang Park- Pakenham St, Blackburn (600m)  
 Blackburn Lake- Central Rd, Blackburn (2km)

**Transport** Laburnum Train Station (650m)  
 Blackburn Train Station (1.1km)  
 Bus 271 Box Hill to Ringwood  
 Bus 279 Box Hill to Doncaster  
 Bus 703 Middle Brighton to Blackburn

### Settlement

10% deposit, balance 60days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Julian Badenach**  
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**Jessica Hellmann**  
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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 offered for sale

Address  
Including suburb and  
postcode

2/33 Myrtle Grove, Blackburn 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,529,000

Property Type House

Suburb Blackburn

Period - From 01/04/2022

to 30/06/2022

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		
2		
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:

08/09/2022 11:17