

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

251 Blackburn Road, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,207,500 House X Unit Suburb Blackburn South

Period - From 01/07/2017 to 30/06/2018 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	43 Rochdale Dr BURWOOD EAST 3151	\$990,000	26/05/2018
2	18 Obrien Cr BLACKBURN SOUTH 3130	\$957,000	16/07/2018
3	36 Ruby St BURWOOD EAST 3151	\$913,700	15/08/2018

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.



 4
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Rooms:
Property Type: House
Land Size: 669 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending June 2018: \$1,207,500

Comparable Properties



43 Rochdale Dr BURWOOD EAST 3151 (REI/VG)

Agent Comments

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Price: \$990,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 681 sqm approx



18 O'Brien Cr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4
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  2

Price: \$957,000
Method: Private Sale
Date: 16/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx



36 Ruby St BURWOOD EAST 3151 (REI)

Agent Comments

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Price: \$913,700
Method: Private Sale
Date: 15/08/2018
Rooms: 4
Property Type: House
Land Size: 671 sqm approx



251 Blackburn Road, Blackburn South

4 beds 3 bath 2 car

Additional Information

Appealing rendered façade set on beautifully manicured gardens. Sun filled family room opens to Alfresco deck. Property offers ducted heating and cooling. Kitchen with dual ovens and lavish benchtops. Four generous queen size bedrooms. Double automatic garage with large storage room.

Terms

10% deposit, balance 30 days or other such terms that the vendors have agreed to in writing.

Chattles

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

Close Proximity To

Schools

Orchard Grove Primary School -0.82km
Burwood Heights Primary School -0.79km
Forest Hill College -1.01km
Box Hill High School -2.96km

Auction Time

27th October at 2.30pm

Potential Rental Return \$620-\$650 per week

Shops

Forest Hill Chase -1.19km
Kmart -1.26km
Brentford Square -2.5km

Parks & Amenities

Mahoneys Reserve -0.65km
Eley Park -1.05km
Box Hill South Golf Course -2.53km
Nunawading Aqualink -1.87km

Transport

Blackburn Train Station -2.54km
Laburnum Train Station -2.71km
Bus Route 735 – Box Hill - Nunawading
Bus Route 703 – Mid Brighton - Blackburn

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