

# 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

157 Blackburn Road, Blackburn South Vic 3130

### Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Blackburn South

Period - From 01/10/2023 to 31/12/2023 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	1 Grenville Ct BLACKBURN SOUTH 3130	\$1,480,000	16/12/2023
2	179 Blackburn Rd BLACKBURN SOUTH 3130	\$1,438,000	25/11/2023
3	151 Blackburn Rd BLACKBURN SOUTH 3130	\$1,380,000	14/12/2023

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:

01/03/2024 10:00



**woodards** 

## 157 Blackburn Road, Blackburn South

### Additional information

Council Rates: \$2336pa (Refer Section 32)  
 Water Rates: \$185pq plus usage (Refer Section 32)  
 Neighbourhood Residential Zone Schedule 3  
 Significant Landscape Overlay- Schedule 9  
 House size: 146sqm approx.  
 Land size: 703sqm approx.  
 Circa 1947 weatherboard  
 Extension- circa 10yrs  
 Double glazed windows (select)  
 Tasmanian Oak floorboards  
 Picture rails & decorative ceiling roses  
 Planation shutters  
 Gas ducted heating  
 Gas log fireplace & OFP  
 AC units throughout  
 Large kitchen- granite benchtop  
 900mm Smeg cooker  
 Dishwasher  
 Attic storage (with pull down ladder)  
 Large undercover deck  
 Solar heated pool with gas boost spa  
 New driveway

### Rental Estimate

\$750- \$800 pw based on current market conditions



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

### Close proximity to

#### Schools

Orchard Grove Primary- Orchard Gr, Blackburn South (1.8km)  
 Forest Hill College- Mahoneys Rd, Burwood East (2.5km)  
 St Thomas The Apostle- Central Rd, Blackburn (1.7km)  
 St Luke the Evangelist- Orchard Gr, Blackburn South (1.7km)  
 Deakin Uni- Burwood Hwy, Burwood (5.7km)

#### Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (1.5km)  
 Woolworths- Canterbury Rd, Blackburn (1.1km)  
 Burwood One- Burwood Hwy, Burwood East (2.4km)  
 Box Hill Central- Whitehorse Rd, Box Hill (4.4km)  
 Westfield- Doncaster Rd, Doncaster (8.3km)

#### Parks

Blackburn Lake- Lake Rd, Blackburn (1.3km)  
 Mahoneys Reserve- Mahoneys Rd, Forest Hill (1.8km)

#### Transport

Blackburn Train Station (2km)  
 Bus 703 Middle Brighton to Blackburn  
 Bus 765 Mitcham to Box Hill

#### Chattels

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

#### Settlement

10% deposit, balance 30/60 days (neg)