

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

2/21 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,552,000

Property Type House

Suburb Blackburn

Period - From 01/01/2022

to

31/12/2022

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	24 Southey St BLACKBURN NORTH 3130	\$1,193,000	04/02/2023
2	1/8 Glen Ebor Av BLACKBURN 3130	\$1,175,000	15/10/2022
3	10a Service Rd BLACKBURN 3130	\$1,125,000	27/08/2022

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:

14/02/2023 13:11



woodards 

2/21 Elmhurst Road, Blackburn

Additional information

Council Rates: \$2,224.70pa (Refer S32)
 Water Rates: \$178pq plus usage approx. (Refer S32)
 Owners Corporation: \$1,650pa (Refer S32)
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 301sqm approx.
 Polished timber floorboards
 Plantation shutters
 Reverse cycle heating & cooling units x 4
 Ducted vacuum
 Ground floor main bedroom- WIR & ensuite
 Two large bedrooms upstairs – BIR & storage space
 Upstairs study nook
 Large open plan living & dining space
 Westinghouse 3 burner gas cooktop (2yrs)
 Westinghouse electric oven (2yrs)
 Asko dishwasher
 Large laundry with external access
 Downstairs powder room
 Understairs storage
 Large entertaining deck with automatic awning
 North facing courtyard
 Gutter guard
 Gas hot water unit
 Double garage with auto door



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools Old Orchard Primary- Koonung Rd, Blackburn North (1.9km)
 Blackburn High School- Springfield Rd, Blackburn (1.4km)
 Deakin Uni- Burwood Hwy, Burwood (6.3km)

Shops Blackburn Square- Springfield Rd, Blackburn (1.4km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
 Westfield- Doncaster Rd, Doncaster (4.6km)

Parks Elmhurst Basin- Elmhurst Rd, Blackburn (250m)
 Cootamundra Walk- Williams Rd, Blackburn (1km)
 Blackburn Lake- Central Rd, Blackburn (2.4km)

Transport Laburnum Train Station (900m)
 Blackburn Train Station (1.2km)
 Bus 271 Box Hill to Ringwood
 Bus 279 Box Hill to Doncaster

Settlement

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

Chattels

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

Rental Estimate

\$650pw based on current market conditions