

# 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

20 Naughton Grove, Blackburn Vic 3130

### Indicative selling price

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

Single price

\$1,295,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2024

to

31/03/2024

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	3 Clifton St BLACKBURN 3130	\$1,326,000	17/03/2024
2	2 Carey Ct BLACKBURN 3130	\$1,300,000	13/04/2024
3	14 Rosalind Cr BLACKBURN 3130	\$1,278,000	20/03/2024

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:

15/04/2024 09:23



**woodards** 

## 20 Naughton Grove, Blackburn

### Additional information

Whitehorse Council Rates: \$2,364.22 approx.

Land size: 815sqm approx.

Building size: 140sqm approx.

Corner block

Naughton grove frontage - 19.2m

Carey Court frontage – 36m

Plans for the house available (building permit required)

Expansive front lounge

Double carport and garage

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

### Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor

### Close proximity to

#### Schools

Box Hill High School – zoned (2.5km)  
Blackburn Lake Primary School - zoned (1.2km)  
Blackburn Primary School – (2.1km)  
St Thomas the Apostle Primary School – (700m)

#### Shops

Blackburn South Shopping Strip – (1.2km)  
Blackburn Station Village (1.7km)  
Forest Hill Chase (1.5km)  
Burwood One Shopping Centre (3.4km)

#### Parks

Naughton Grove Playground (280m)  
Blackburn Lake Sanctuary (240m)  
Furness Park (600m)  
Morton Park (1.1km)  
Kalang Park (1.7km)

#### Transport

Blackburn Station (1.7km)  
Laburnum Station (2.2km)  
Bus Route 703 – Main Street – Brighton to Blackburn  
Bus Route 736 – Central Road – Mitcham to Blackburn  
Bus Route 765 – South Parade – Mitcham to Box Hill



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