

# 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

306/300 Middleborough Road, 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 \$420,000 & \$460,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2023 to 30/06/2023 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	312/712-714 Station St BOX HILL 3128	\$433,000	11/06/2023
2	216/394-398 Middleborough Rd BLACKBURN 3130	\$432,000	20/02/2023
3	8/47-49 Rose St BOX HILL 3128	\$410,000	10/06/2023

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:

18/07/2023 08:28



**woodards** 

## 306/300 Middleborough Road Blackburn

### Additional information

Built in 2013.  
 Owners Corporation-\$3803.12.  
 Council Rates-\$816.90 per annum.  
 Water Rates-\$179.89 per quarter plus usage.  
 2 bedroom residence.  
 Freshly painted.  
 Both bedrooms deliver soft new carpet and built-in robe storage.  
 Kitchen impresses with quality stone along with ample bench space and stainless steel Ariston appliances.  
 Smart and sleek bathroom.  
 Spacious lounge and dining zone.  
 Quality floorboards.  
 European laundry.  
 Reverse cycle heating and cooling.  
 Secure intercom.  
 Lift access.  
 Full-height storage cage.  
 Secure car space.

### Rental Estimate

\$450 - \$480 per week (approx.)

### Chattels

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

### Close proximity to

#### Schools

Box Hill High School – Zoned (1.09km)  
 Blackburn High School - (2.45km)  
 Laburnum Primary School – zoned (380m)  
 Roberts McCubbin Primary School – (1.14km)

#### Shops

Box Hill Central (2.4km)  
 Burwood Brickworks Shopping (2.1km)  
 Forest Hill Chase (2.6km)  
 Burwood One (4.1km)

#### Parks

Kalang Park (750m)  
 Morton Park (2.8km)  
 Stanley Reserve (2.9km)  
 Orchard Grove Reserve (2.1km)

#### Transport

Laburnum train station (1.5km)  
 Box Hill train station (2.4km)  
 Bus 733 Box Hill - Oakleigh  
 Bus 765 Box Hill - Mitcham

### Settlement

10% deposit, 60/90/120 days or any other such terms that have been agreed to in writing by the vendor



**Mark Johnstone**  
 0417 377 916



**Rachel Waters**  
 0413 465 746

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**