



woodards 

1A Myrtle Grove, Blackburn

Additional information

Council Rates: \$TBC (Refer S32)
 Water Rates: \$175pq plus usage approx. (Refer S32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 610sqm approx.
 Built: Circa 2006
 Gas ducted heating & evaporative cooling
 Security alarm
 Ducted vacuum
 Bosch s/s gas cooktop & electric wall oven
 Spacious formal lounge room
 Open plan living & dining room
 Landscaped gardens
 Water tank
 Double garage with internal access

Rental Estimate

\$750 based on current market conditions

Chattels

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

Close proximity to

Schools Laburnum Primary- Janet Street, Blackburn (1.2km)
 Box Hill High- Whitehorse Rd, Box Hill Zoned (600m)
 Deakin Uni- Burwood Hwy, Burwood (5.8km)

Shops Laburnum Village (IGA) – Salisbury Ave, Blackburn (230m)
 Woolworths- Canterbury Rd, Blackburn (1.9km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.8km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.1km)
 Westfield- Doncaster Rd, Doncaster (5.5km)

Parks Blacks Walk/ Kalang Park- Pakenham St, Blackburn (700m)
 Blackburn Lake- Central Rd, Blackburn (1.9km)

Transport Laburnum Train Station (250m)
 Blackburn Train Station (800m)
 Bus 271 Box Hill to Ringwood
 Bus 279 Box Hill to Doncaster
 Bus 703 Middle Brighton to Blackburn

Settlement

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



Julian Badenach
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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

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

1A Myrtle Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	13 Athol Ct BLACKBURN 3130	\$1,893,000	19/11/2022
2	2/33 Myrtle Gr BLACKBURN 3130	\$1,715,000	08/10/2022
3			

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:

17/01/2023 16:48



 3  2  2

Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2022: \$1,552,000

Comparable Properties



13 Athol Ct BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,893,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 595 sqm approx



2/33 Myrtle Gr BLACKBURN 3130 (RE/VG)

Agent Comments

 3  2  2

Price: \$1,715,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit
Land Size: 550 sqm approx

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111