

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

25 Halley Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,508,000

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to

31/03/2023

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	15 Florence St NUNAWADING 3131	\$1,390,000	18/03/2023
2	25 Gerald St BLACKBURN 3130	\$1,245,000	01/04/2023
3	93 Laurel Gr.S BLACKBURN 3130	\$1,105,000	13/05/2023

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:

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25 Halley Street, Blackburn

Additional information

Council Rates: \$1970.20pa (Refer S32)
 Water Rates: \$180pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 752sqm approx.
 Freshly painted
 Newly polished timber floorboards
 Gas ducted heating
 Reverse cycle AC unit
 Open plan living with OFP
 Sunroom with external access
 Electric cooktop & oven
 Dishwasher
 Large wrap around deck
 2x water tanks
 Newly landscaped gardens

Rental Estimate

\$TBC pw based on current market conditions

Chattels

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

Close proximity to

Schools

Blackburn Lake Primary- Florence St, Blackburn (1.2km)
 St Thomas The Apostle- Central Rd, Blackburn (1.1km)
 Forest Hill College- Mahoneys Rd, Burwood East (3km)
 Deakin Uni- Burwood Hwy, Burwood (7.5km)

Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (1.5km)
 Blackburn Station Village- South Pde, Blackburn (1.7km)
 Box Hill Central- Whitehorse Rd, Box Hill (4.8km)
 Westfield- Doncaster Rd, Doncaster (8.1km)

Parks

Blackburn Lake- Lake Rd, Blackburn (450m)

Transport

Blackburn station (2km)
 Nunawading station (2.9km)
 Bus 902 Chelsea to Airport West
 Bus 735 Box Hill to Nunawading
 Bus 736 Mitcham to Blackburn

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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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.

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