

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

6A Salisbury Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,074,500

Property Type Townhouse

Suburb Blackburn

Period - From 27/02/2022

to

26/02/2023

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	2/23 Laburnum St BLACKBURN 3130	\$1,258,600	11/02/2023
2	1/17 Hillside Cr BLACKBURN 3130	\$1,250,000	19/11/2022
3	2/21 Laburnum St BLACKBURN 3130	\$1,165,000	12/11/2022

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:

27/02/2023 14:07



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6A Salisbury Avenue Blackburn

Additional information

Whitehorse city council rates: \$1994.05 per year
 Building size: 18sqs (166.2m2)
 Internal garage access
 Parquetry timber floorboards
 High ceiling
 Ducted heating
 Evaporative cooling
 Split system a/c
 900 mm gas cooktop
 Electric oven
 Dishwasher
 Double glazed windows
 Central spa bathroom
 Generous laundry/ butlers pantry
 Linen press
 Ducted vacuum
 Low maintenance premium grade decking system
 Garage storage
 Water tank
 Solar panels

Rental Estimate

\$650-\$725 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 (800m)
 Our Lady of Sion College - (1.8km)
 Laburnum Primary School – zoned (900m)
 Blackburn Primary School - (1.9km)

Shops

Laburnum Village (100m)
 Box Hill Central (1.9km)
 Blackburn Village Shops (1.4km)
 Burwood Brickwork Shopping Centre (3.3km)
 Forest Hill Chase (3.1km)

Parks

Blacks Walk (650m)
 Box Hill City Oval (950m)
 RHL Sparks Reserve (1 km)

Transport

Laburnum train station (200m)
 Blackburn train station (1.5km)
 Bus 271 Box Hill - Ringwood via Park Orchards
 Bus 279 Box Hill - Doncaster SC via Middleborough Rd

Settlement

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



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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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