

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

3/19 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$761,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2023

to

30/09/2023

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	1/7 Doulton Rd BLACKBURN 3130	\$920,000	08/09/2023
2	2/10 Ernest St BLACKBURN 3130	\$897,500	28/09/2023
3	1/53 Laburnum St BLACKBURN 3130	\$878,000	11/11/2023

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:

24/11/2023 12:17



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3/19 Laburnum Street, Blackburn

Additional information

Council Rates: \$1634pa (Refer S32)
 Water Rates: \$187pq plus usage approx. (Refer S32)
 Owners Corp Fees: \$585pq (Refer S32)
 General Residential Zone Schedule 2
 Significant Landscape Overlay Schedule 9
 Land size: 245sqm approx.
 Central heating & evaporative cooling
 Floorboards throughout living area
 Updated kitchen
 4 burner gas cooktop
 Electric wall oven
 3 bedrooms with BIRs
 Renovated bathroom- fully tiled with WI shower
 Separate WC
 Solar panels
 Low maintenance courtyard
 Gas hot water- instantaneous
 Single lock up garage (auto door)

Rental Estimate

\$550-\$600pw per week 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 St, Blackburn (1.2km)
 St Thomas The Apostle primary- Central Rd, Blackburn (1.8km)
 Box Hill High- Whitehorse Rd, Box Hill (450m)
 Deakin Uni- Burwood Hwy, Burwood (5.8km)

Shops

Laburnum Village (IGA) – Salisbury Ave, Blackburn (110m)
 Woolworths- Canterbury Rd, Blackburn (2km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3.5km)
 Box Hill Central- Whitehorse Rd, Box Hill (2km)
 Westfield- Doncaster Rd, Doncaster (5.3km)

Parks

Blacks Walk/ Kalang Park- Pakenham St, Blackburn (750m)
 Blackburn Lake- Central Rd, Blackburn (2.1km)

Transport

Laburnum Train Station (130m)
 Bus 271 Box Hill to Ringwood
 Bus 279 Box Hill to Doncaster
 Bus 703 Middle Brighton 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



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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

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