

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

2/92-94 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$740,000

&

\$810,000

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	1/53 Laburnum St BLACKBURN 3130	\$878,000	11/11/2023
2	2/73 Laburnum St BLACKBURN 3130	\$785,000	26/10/2023
3	9/92-94 Main St BLACKBURN 3130	\$722,000	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:

14/12/2023 16:05



woodards 

2/92-94 Main Street, Blackburn

Additional information

Council Rates: \$TBC pa (Refer S32)
 Water Rates: \$187pq plus usage approx. (Refer S32)
 Neighbourhood Residential Zone-Schedule 3
 Significant Landscape Overlay Schedule 9
 North facing living area
 Updated kitchen
 Butlers area/laundry
 Renovated bathroom
 2 robed bedrooms
 Rear patio
 Large backyard
 Air conditioning
 Heating
 Remote garage door

Rental Estimate

\$TBC pwk based on current market conditions

Chattels

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

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

Close proximity to

Schools

Laburnum Primary- Janet St, Blackburn (1.3km)
 Box Hill High- Whitehorse Rd, Box Hill (2.2km)
 St Lukes Primary- Orchard Grove, Blackburn South (700m)
 St Thomas Primary- Central Rd, Blackburn (1.4km)
 Our Lady of Sion- Whitehorse Rd, Box Hill (2.8km)
 Deakin Uni- Burwood Hwy, Burwood (5.6km)

Shops

Woolworths- Canterbury Rd, Blackburn (250m)
 Box Hill Central- Whitehorse Rd, Box Hill (3.5km)
 Blackburn Square- Springfield Rd, Blackburn (2.9km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.6km)
 Westfield- Doncaster Rd, Doncaster (6.9km)

Parks

Furness Park- Main St, Blackburn (350m)
 Blackburn Lake- Lake Rd, Blackburn (1.3km)

Transport

Blackburn Train Station (1km)
 Bus 703 Middle Brighton to Blackburn
 Bus 765 Mitcham to Box Hill



Luke Banitsiotis
0402 261 116



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

woodards.com.au