

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 HONE AVENUE, BLACKBURN SOUTH, VIC 3130

Indicative selling price

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

Price Range:

\$1,400,000 to \$1,500,000

Median sale price

Median price

\$1,315,000

Property type

House

Suburb

BLACKBURN
SOUTH

Period

01 January 2023 to 30 June 2023

Source

pricefinder

Comparable property sales

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.

Address of comparable property

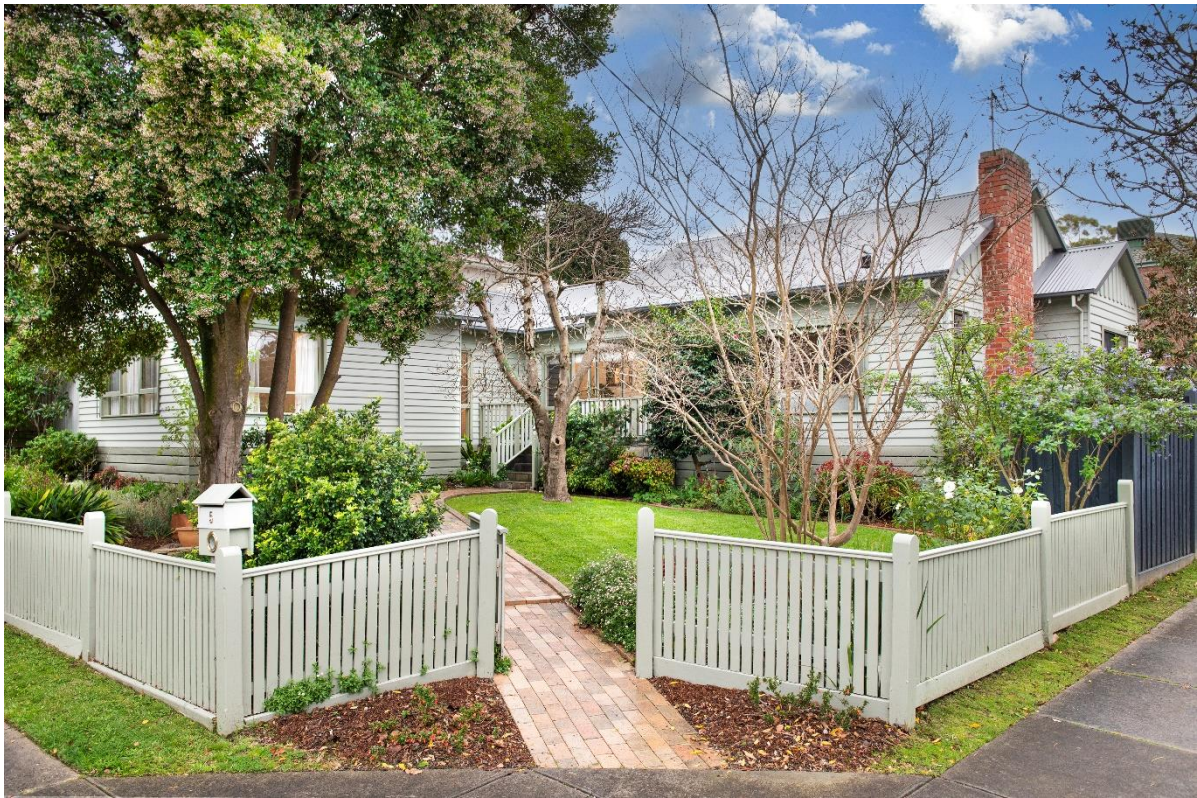
Price

Date of sale

69 BARATTA ST, BLACKBURN SOUTH, VIC 3130	\$1,435,000	11/02/2023
16 HONE AVE, BLACKBURN SOUTH, VIC 3130	\$1,350,000	07/04/2023

This Statement of Information was prepared on:

12/07/2023



woodards 

5 Hone Avenue, Blackburn South

Whitehorse Council Rates: \$2200 p/a (approx.)

Land size: 661sqm approx.

Building size: 175sqm approx.

1950's weatherboard

Living room with OFP, picture rails and leadlight

Updated kitchen (2014) with AEG convection oven/microwave, induction cooking and Miele dishwasher

Modern bathroom with walk-in rainhead shower and bath with skylight

Ducted heating and evaporative cooling

Ceiling fans throughout home (exc. dining)

Full laundry with separate 3rd toilet

Instantaneous gas hot water

Dimmable LED lights

Water tank – 5,000 litres for gardens

External awnings

Polycarbonate pergola for alfresco entertaining

Colourbond roof (2014)

Partially Re-stumped (2010)

Security cameras

Single remote garage with workshop space and separate off-street parking with an electric gate

Close proximity to

Schools Laburnum Primary School – zoned (1.0km)
Orchard Grove Primary School - (1.6km)
Box Hill High School – zoned (1.8km)

Shops Burwood Brickwork Shopping Centre (2.2km)
Blackburn South shops (1.0km)
Forest Hill Chase- Canterbury Rd, Blackburn (3.4km)
Box Hill Central (3.0km)

Parks Box Hill Skatepark (750m)
Branksome Grove Reserve (800m)
Kalang Park (700m)
Blacks Walk (750m)

Transport Laburnum train station (1.6km)
Tram 75 – Vermont South to Central Pier Docklands (2.9km)
Bus 733 Oakleigh - Box Hill via Clayton & Mt Waverley
Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

Settlement

10% deposit, 90-120 days or any other such terms that have been agreed to in writing, by the vendor

Chattels

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

Rental Estimate

\$780 - \$850 per week (approx.)



Rachel Waters
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Jackie Mooney
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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