

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

20 Eustace Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$525,000

&

\$575,000

Median sale price

Median price \$722,000

Property Type Unit

Suburb Blackburn

Period - From 01/01/2023

to 31/12/2023

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		
3		

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:

29/02/2024 15:34



woodards 

20 Eustace Street Blackburn

Additional information

Council Rates-\$1080.60 per year
Water Rates-\$739.92 plus usage per year
Land Size – 188sqm Approx.
Located in the Box Hill High School zone
1 bedroom home.
3 principal rooms.
Kitchen with gas cooking.
Bathroom.

Chattels

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

Settlement

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

Close proximity to

Schools

Box Hill High School – Zoned (1.76km)
Forest Hill College - (2.07km)
Blackburn Lake Primary School – zoned (1.08km)
Laburnum Primary School – (1.43km)

Shops

Forest Hill Chase (1.4km)
Blackburn Square (2.4km)
Burwood One Shopping Centre (2.9km)
Box Hill Central (3.6km)

Parks

Furness Park (600m)
Orchard Grove Reserve (750m)
Blackburn Lake Sanctuary (1.1km)
Morton Park (1.2km)

Transport

Laburnum train station (2.0km)
Blackburn train station (1.5km)
Bus 765 Box Hill - Mitcham



Mark Johnstone
0417 377 916



Cameron Way
0418 352 380