

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

46 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,481,000

Property Type House

Suburb Blackburn

Period - From 01/04/2022

to

31/03/2023

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	33 Gardenia St BLACKBURN 3130	\$2,068,000	13/04/2023
2	6 Alandale Rd BLACKBURN 3130	\$1,890,000	25/03/2023
3	6 Heath St BLACKBURN 3130	\$1,800,000	18/03/2023

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:

09/05/2023 10:26



woodards 

46 Gardenia Street, Blackburn

Whitehorse Council Rates: \$2,861.05 approx.
 Land size: 794sqm approx. (2 titles Lot 25 and Lot 5 – refer to section 32)
 Building size: 167sqm + 44sqm studio approx.
 15.74m Frontage
 Kitchen with butler's pantry
 North facing bay windows /meals area
 Under floor heating
 2 x Reverse cycle A/C
 Evaporative cooling
 Sunroom
 Water tank
 Shed / outdoor storage
 Studio / 4th bedroom
 Enclosed BBQ area
 Large backyard with landscape gardens
 Double carport

Rental Estimate

\$820-\$900 per week (approx.)

Chattels

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

Close proximity to

Schools Blackburn Primary School (zoned) - 900m
 Laburnum Primary School - 1.0km
 Box Hill High School (zoned) - 1.5km

Shops Blackburn Village- 500m
 Blackburn Nth Shopping Centre- 2.5km
 Forest Hill Chase- Canterbury Rd, Blackburn (2.3km)
 Box Hill Central (2.9km)

Parks Furness Park - 190m
 Blackburn Lake - 1.3km
 Morton Park - 500m

Transport Blackburn train station -250m
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Settlement

10% deposit, 60-90 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



Rachel Waters
 0413 465 746



Julian Badenach
 0414 609 665

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