



woodards 

1/14 Canora Street, Blackburn South

Additional information

Council Rates: \$1,508.85 (approx.)
 Neighbourhood Residential Zone – Schedule 3
 Significant Landscape Overlay – Schedule 9
 Built 2005 – one owner
 Open plan living, dining and kitchen with dishwasher, gas cooking and Simpson oven
 Master bedroom at front with ample WIR and ensuite
 Two zoned bedrooms with BIRs
 Family bathroom with bath and shower – separate toilet
 Timber floorboards
 Decorative cornices
 New LED lights
 New carpet to three bedrooms
 Security door
 Alarm system – needs reconnection (Signal Security)
 Ducted heating
 Double remote garage

Internal / external size

Land size: 303sqm approx.

Rental Estimate

\$500-\$530 per week based on current market conditions

Close proximity to

Schools Orchard Grove Primary School (zoned – 700m)
 Laburnum Primary School-(1.7km)
 Box Hill High School- (zoned – 2.5km)
 Forest Hill College- Whitehorse Road (3.4km)

Shops Blackburn South shops (Woolworths) (1.5km)
 Burwood Brickworks Shopping Centre (1.7km)
 Burwood One Shopping Centre (3.0km)
 Forest Hill Chase (2.7km)
 Box Hill Central (3.9km)

Parks Wurundjeri Wetlands (350m)
 Orchard Grove Reserve (800m)
 Eley Park (1.8km)

Transport Laburnum train station (2.4km)
 Blackburn train station (3.3km)
 Burwood Hwy 75 tram (2.1km)

Chattels

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

Settlement

30/60/90 days or any other such terms that have been agreed to in writing



Cameron Way
0418 352 380



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

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

1/14 Canora Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$880,000 & \$935,000

Median sale price

Median price \$902,500 Property Type Unit Suburb Blackburn South

Period - From 01/10/2022 to 31/12/2022 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 Chandler St BLACKBURN SOUTH 3130	\$990,000	22/10/2022
2	1a Duckham St BLACKBURN 3130	\$940,000	11/03/2023
3	3/16 Sweetland Rd BOX HILL 3128	\$930,000	22/10/2022

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:

23/03/2023 13:43