



57 Koonung Road, Blackburn North

4 beds 2 baths 1 car

Additional Information

From its five-star lifestyle location, collection of two separate living areas within a thoughtfully planned floorplan offers remarkable comfort highlighting a sun-soaked living and dining room that leads onto an entertainers kitchen area offering a Caesarstone breakfast bar with Blanco appliances and walk in pantry.

Terms

10% deposit, balance 30/45/60 days or other such terms that the vendors have agreed to in writing.

Chattles

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

Auction Time

27th October at 1.30pm

Potential Rental Return \$580 - \$595 per week

Schools

Old Orchard Primary School – 0.19km
Beverley Hills Primary School – 1.7km
Whitehorse Primary School – 1.4km
Blackburn High School – 0.7km
Box Hill High School – 2.9km

Shops

North Blackburn Shopping Centre – 0.65km
Tunstall Square, Melbourne – 2.8km
Bunnings Nunawading – 2.8km
Westfield Doncaster – 4.3km

Parks & Amenities

Koonung Creek Linear Park – 2.3km
Blackburn North Bowling Club – 0.85km
Boronia Grove Reserve – 1.8km

Transport

Laburnum Station – 3.1km
Box Hill Station – 4.3km
Bus route 270 – Box Hill to Mitcham

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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 57 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$900,000 House Unit X Suburb Blackburn North

Period - From 01/07/2017 to 30/06/2018 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 42 Roderick St DONCASTER EAST 3109	\$882,000	30/06/2018
2 2/69 Russell Cr DONCASTER EAST 3109	\$845,000	05/07/2018
3 2/11 Vine St BLACKBURN 3130	\$830,000	05/04/2018

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.



Rooms:

Property Type: Townhouse (Res)

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



42 Roderick St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$882,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 388 sqm approx



2/69 Russell Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$845,000

Method: Private Sale

Date: 05/07/2018

Rooms: 7

Property Type: Townhouse (Single)



2/11 Vine St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$830,000

Method: Private Sale

Date: 05/04/2018

Rooms: -

Property Type: Townhouse (Res)