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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.

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 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

Chris Manolopoulos

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Elliot Kyriakou

Sales Agent 03 9877 1277 0425 779 464

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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
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Froperty offered for Sale									
Including subu		57 Koonung Road, Blackburn North Vic 3130							
Indicative selli	ng price								
For the meaning	of this price see	e consumer.vic.gov	.au/underquoting						
Range betweer	\$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						

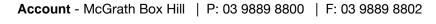
Comparable property sales (*Delete A or B below as applicable)

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.







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> **Indicative Selling Price** \$820,000 - \$890,000 **Median Unit Price** Year ending June 2018: \$900,000





Rooms:

Property Type: Townhouse (Res) Land Size: 331 sqm approx

Agent Comments

Comparable Properties



42 Roderick St DONCASTER EAST 3109 (REI) Agent Comments

--- 3

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

1 3

Price: \$845,000 Method: Private Sale Date: 05/07/2018 Rooms: 7

Property Type: Townhouse (Single)



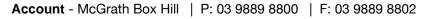
2/11 Vine St BLACKBURN 3130 (REI/VG)

Price: \$830,000 Method: Private Sale Date: 05/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments







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