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

5/185 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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Single price \$659,000

Median sale price

Median price	\$788,000	Pro	perty Type Uni	t		Suburb	Blackburn
Period - From	01/01/2024	to	31/03/2024] So	ource	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	4/43 The Ridge BLACKBURN 3130	\$646,000	20/03/2024
2	5/104 Mount Pleasant Rd NUNAWADING 3131	\$640,000	18/03/2024
3	1/14 Charlotte St BLACKBURN SOUTH 3130	\$625,000	17/02/2024

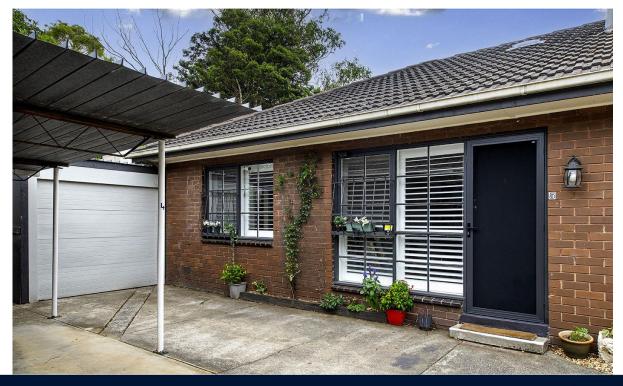
OR

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:

23/04/2024 08:32





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5/185 Canterbury Road Forest Hill

Additional information
Owners Corporation fee- \$2,129.16 per annum
Council Rates- \$1,071.75
Water Rates-\$739.92 plus usage
2 bedroom renovated unit.
Approved plans for a walk in robe and attic storage.
Modern kitchen with stainless steel appliances,
dishwasher and a full corner pantry.
Splendid living and dining zone.
Exquisite garden filled with established blooms and
complimented by decked entertaining.
Bright master bedroom with robes and a cleverly
designed ensuite.
Second robed bedroom served by a crisp white central
bathroom.
Brand new engineered wood floors with a warming
walnut finish.
Split system heating and cooling.
Plantation shutters throughout.
Secure auto carport.
Storage shed.
Laundry amenity.

Close proximity to

Schools	Blackburn Lake Primary School – Zoned (960m) Orchard Grove Primary School – (1.21km) Forest Hill College – Zoned (1.88km) Box Hill High School – (2.24km)
Shops	Forest Hill Chase (1.0km) Burwood One Shopping Centre (2.6km) Burwood Brickworks Shopping Centre (3.8km) Box Hill Central (4.0km)
Parks	Masons Road Basin Reserve (350m) Furness Park (1.0km) Blackburn Lake Sanctuary (1.2km) Morton Park (1.6km)
Transport	Blackburn train station (1.9km) Laburnum train station (2.4km) Bus 703 Middle Brighton - Blackburn Bus 765 Mitcham - Box Hill
Settlement	10% deposit, 60/90 days or any other such terms that have been agreed to in writing by the vendor

Rental Estimate

\$480 - \$520 per week (approx.)

Chattels

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



Mark Johnstone 0417 377 916



Rachel Waters 0413 465 746

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

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