

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$659,000

### Median sale price

Median price

\$788,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2024

to

31/03/2024

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	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



**woodards** 

## 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.

### Rental Estimate

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

### Chattels

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

### 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



**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**

**woodards.com.au**