

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 9/7-13 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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	2/73 Laburnum St BLACKBURN 3130	\$785,000	26/10/2023
2	3/8-10 Vine St BLACKBURN 3130	\$774,000	28/10/2023
3	5/14-16 Masons Rd BLACKBURN 3130	\$731,000	20/03/2024

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: 08/04/2024 10:19



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9/7-13 Laburnum Street, Blackburn

Additional information

Council Rates: \$355pq (Refer S32)
Water Rates: \$185pq plus usage approx. (Refer S32)
Owners Corp Fees: \$1898.40pa (Refer S32)
General Residential Zone Schedule 2
Significant Landscape Overlay Schedule 9
Land size: 326sqm approx.
4 burner gas cooktop
Electric oven
Dishwasher
2 bedrooms with BIRs (main with balcony)
Renovated bathroom- fully tiled with WI shower
Powder room downstairs
Central bathroom plus separate WC
Water tank
Gas hot water
Large courtyard
Single carport

Rental Estimate

\$480pw per week based on current market conditions

Chattels

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

Close proximity to

Schools

Laburnum Primary- Janet St, Blackburn (1.1km)
St Thomas The Apostle primary- Central Rd, Blackburn (1.7km)
Box Hill High- Whitehorse Rd, Box Hill (600m)
Deakin Uni- Burwood Hwy, Burwood (5.9km)

Shops

Laburnum Village (IGA) – Salisbury Ave, Blackburn (50m)
Woolworths- Canterbury Rd, Blackburn (1.9km)
Forest Hill Chase- Canterbury Rd, Forest Hill (3km)
Box Hill Central- Whitehorse Rd, Box Hill (1.9km)
Westfield- Doncaster Rd, Doncaster (5.2km)

Parks

Blacks Walk/ Kalang Park- Pakenham St, Blackburn (650m)
Blackburn Lake- Central Rd, Blackburn (2.2km)

Transport

Laburnum Train Station (600m)
Bus 271 Box Hill to Ringwood
Bus 279 Box Hill to Doncaster
Bus 703 Middle Brighton to Blackburn

Settlement

10% deposit, balance 30/60 days



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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.

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