

# 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

6 Lantana Street, Blackburn North Vic 3130

### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Blackburn North

Period - From 06/03/2022 to 05/03/2023 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	91 Katrina St BLACKBURN NORTH 3130	\$1,205,000	18/02/2023
2	1 Selwyn St BLACKBURN 3130	\$1,070,000	18/02/2023
3	25 Slater Av BLACKBURN NORTH 3130	\$1,050,000	25/02/2023

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:

06/03/2023 12:06



**woodards** 

## 6 Lantana Street, Blackburn North

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Land: 594m2 (approx.)  
 3 bedrooms (all with robes)  
 Large dining & lounge  
 Kitchen with meals & family  
 Updated bathroom  
 Gas ducted heating  
 Air conditioning  
 Covered alfresco space  
 Expansive backyard  
 Garage plus additional carport space

### Rental Estimate

\$460-500 per week based on current market conditions

### Chattels

All fixed floor coverings and fixed light fittings as inspected

### Close proximity to

**Schools** Old Orchard Primary School- Zoned (360m)  
 Beverley Hills Primary School- (1.28km)  
 Blackburn High School - Zoned (0.61km)  
 Box Hill High School- (2.8m)

**Shops** Blackburn Square (1.1km)  
 Tunstall Square Shopping Centre (3.5km)  
 Westfield Doncaster (3.9km)  
 Box Hill Central (4.2km)  
 Forest Hill Chase (4.5km)

**Parks** Koonung Reserve (1.2km)  
 Joseph Street Reserve (1.2km)  
 Stanley Reserve- (1.6km)

**Transport** Blackburn Train Station (2.0km)  
 Nunawading Train Station (4.2km)

**Terms** 10% deposit, balance 60 days



**Luke Banitsiotis**  
 0402 261 116



**Julian Badenach**  
 0414 609 665

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**