

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

48 Aldinga Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2022

to

30/09/2023

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	102 Fulton Rd BLACKBURN SOUTH 3130	\$1,100,000	09/09/2023
2	1 Christine St BLACKBURN SOUTH 3130	\$1,100,000	09/09/2023
3	129 Eley Rd BLACKBURN SOUTH 3130	\$1,050,000	31/07/2023

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:

31/10/2023 08:50



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48 Aldinga Street Blackburn South

Additional information

Land Size – 653 Sqm Approx.
 Located in the Box Hill High School zone
 Neighbourhood Residential Zone-Schedule 3 (NRZ3)
 Significant Landscape Overlay-Schedule 9 (SL09)
 Council Rates- \$2,072.10 Per annum
 Water Rates- \$187.01 Per Quarter plus usage
 4 bedrooms
 2 living zones
 Bathroom
 Well-sized kitchen
 Laundry
 Great surrounding gardens
 Shed
 Single garage
 Single carport

Rental Estimate

\$380-\$400 per week (approx.)

Chattels

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

Close proximity to

Schools

Box Hill High School – Zoned (2.6km)
 Forest Hill College - (2.9km)
 Orchard Grove Primary School – zoned (800m)
 Laburnum Primary School – (1.8km)

Shops

Burwood brickworks (1.6km)
 Laburnum Village (2.4km)
 Forest Hill Chase (3.1km)
 Box Hill Central (3.7km)
 Blackburn Square (4.2km)

Parks

Wurundjeri Wetlands (350m)
 Orchard Grove Reserve (750m)
 Mahoneys Reserve (2.7km)
 Blackburn Lake Sanctuary (3.3km)

Transport

Laburnum train station (2.5km)
 Blackburn train station (3.0km)
 Bus 733 Box Hill - Ringwood

Settlement

10% deposit, 30/60 days or any other such terms that have been agreed to in writing by the vendor



Mark Johnstone
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Cameron Way
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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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