

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

11 Granya Court, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Blackburn South

Period - From

01/04/2023

to

30/06/2023

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	9 Ryan Gr BLACKBURN SOUTH 3130	\$1,380,000	06/09/2023
2	20 Faulkner St BLACKBURN SOUTH 3130	\$1,310,000	02/09/2023
3	5 Peak Ct BLACKBURN 3130	\$1,300,000	09/09/2023

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:

11/10/2023 11:21



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11 Granya Court, Blackburn South

Additional information

Whitehorse Council rates: \$2,097.00 approx.
 Polished Tasmanian Oak floors
 Spacious lounge and dining zone
 Modern kitchen with stainless steel appliances
 Bosch dishwasher and Rangehood
 Brand new air conditioner in the living room
 Ducted heating
 Reverse cycle cooling
 North-east facing alfresco
 Sauna under the decking
 Larger undercover deck
 Palm tree garden
 Solar heated pool
 Continuous flow gas hot water system
 Remote security gate

Rental Estimate

\$675 - \$725 per week approx.

Chattels

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

Close proximity to

Schools

Forest Hill College – Zoned (2.3km)
 Box Hill High School - (3.7km)
 Orchard Grove Primary School – zoned - (1.0km)
 Burwood Heights Primary School - (2.0km)

Shops

Forest Hill Chase Shopping Centre (1.3km)
 Burwood One Shopping - (2.2km)
 Blackburn Village Shops (2.4km)
 Burwood Brickworks Shopping Centre (3.0km)

Parks

Vernon Street Reserve (500m)
 Faulkner Street Park (550m)
 Mahoney's Reserve (1.5Km)

Transport

Blackburn train station (2.6km)
 Bus 703 Middle Brighton - Blackburn via Clayton
 Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

Settlement

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



Rachel Waters
0413 465 746



Cameron Way
04118 352 380

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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