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	

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	Pro	perty 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

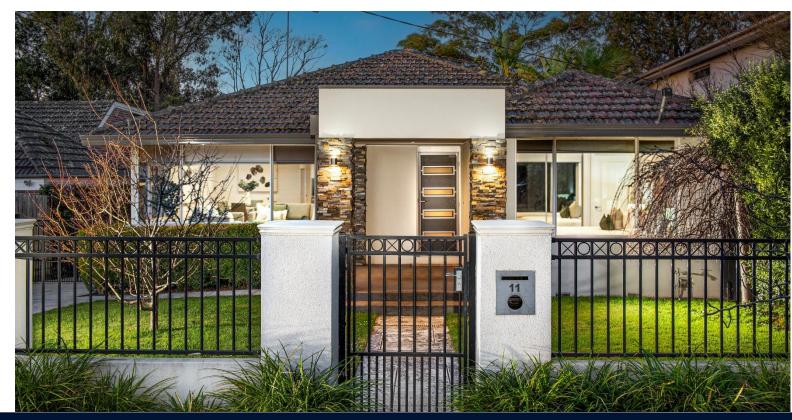
Add	dress of comparable property	Price	Date of sale
1	9 Ryan Gr BLACKBURN SOUTH 3130	\$1,380,000	06/09/2023
2	20 Faulkner St BLACKBURN SOUTH 3130	\$1,310,000	02/09/2023
3	5 Peak Ct BLACKBURN 3130	\$1,300,000	09/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





woodards

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



Rachel Waters 0413 465 746



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 $\,$

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.