

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

3 Attunga Street, Blackburn 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 \$1,419,500

Property Type House

Suburb Blackburn

Period - From 01/10/2022

to 31/12/2022

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	14 Springfield Rd BLACKBURN 3130	\$1,047,000	03/12/2022
2	44 Kerrimuir St BOX HILL NORTH 3129	\$1,022,000	11/02/2023
3	3 Woorwarren La BLACKBURN 3130	\$1,005,000	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:

12/04/2023 15:01



woodards 

3 Attunga Street, Blackburn

Additional information

Council Rates: \$1,906.55 approx. (refer S32)
 General Residential Zone – Schedule 1
 Significant Landscape Overlay – Schedule 9
 Built 1986
 On own title – subdivided (mid 2000's)
 Expansive lounge with bay window and ceiling roses
 Living area which flows to outdoor paved area
 Functional kitchen with 4 burner gas cooking and Chef oven
 Master bedroom at front with built in robes
 Two further bedrooms with BIRs
 Bathroom with separate bath and shower and toilet
 Separate powder room
 Low maintenance outdoor paved area
 Oversized laundry
 Ducted heating
 Split system in living area
 Double garage on remote

Internal / external size

Land size: 458sqm approx.

Rental Estimate

\$480-\$520 per week based on current market conditions

Close proximity to

Schools Laburnum Primary School (zoned – 1.3km)
 Blackburn Primary School- Junction Road (2.1km)
 St Francis Xavier Catholic Primary School (1.2km)
 Box Hill High School- Whitehorse Road (zoned - 500m)
 Blackburn High School- (1.8km)

Shops Kerrimuir Village (950m)
 Box Hill Centro (1.9km)
 Blackburn Square (2.1km)
 Forest Hill Chase (4.1km)
 Westfield Doncaster (4.5km)

Parks Box Hill City Oval (200m)
 Bolton Park with Playground (280m)
 Koonung Reserve (1.9km)

Transport Laburnum station (500m)
 Blackburn station (1.7km)
 Bus route 279 – Doncaster SC via Middleborough Rd (110m)

Chattels

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

Settlement

60 days or any other such terms that have been agreed to in writing



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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