

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

24 Gerald Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,520,000

Median sale price

Median price

\$1,585,500

Property Type

House

Suburb

Blackburn

Period - From

01/01/2023

to

31/12/2023

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	10 Gerald St BLACKBURN 3130	\$1,783,000	14/10/2023
2	55 Main St BLACKBURN 3130	\$1,522,000	07/10/2023
3	81 Vicki St FOREST HILL 3131	\$1,471,000	02/03/2024

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:

18/03/2024 16:11



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24 Gerald Street, Blackburn

Additional information

Whitehorse Council Rates: \$2,198.00 approx.
Land Size: 652sqm approx.
North facing backyard
Large sash windows
Large barn sliding door from dining to open plan kitchen and living area
Open fire place in working order
Spacious north facing living area with split system and large ceiling fan
Modern kitchen with Bosch dishwasher, gas stove top and CHEF oven
Main bedroom with renovated ensuite
Tasmanian oak floorboards
Split systems in all 4 x bedrooms
Updated bathroom with separate toilet
Large courtyard and decking area with a canopy of grapevines
Gas hot water system
Self-contained rear unit with updated kitchen and bathroom and split system

Rental Estimate

\$800 - \$875 per week based on current market conditions

Close proximity to

- | | |
|------------------|---|
| Schools | Blackburn Lake Primary School (zoned - 300m)
St Thomas the Apostle Primary School (1.2km)
Nunawading Christian College (1.4km)
Forest Hill College (zoned - 2.6km)
Emmaus College (3.2km) |
| Shops | Forest Hill Chase (800m)
Blackburn South Shopping strip (2.8km)
Burwood One Shopping Centre (4.1km)
Box Hill Central (5.0km) |
| Parks | Clifton Street Playground (300m)
Blackburn Lake Sanctuary (300m)
Jean Lake Reserve Playground (350m)
Morton Park (1.6km) |
| Transport | Blackburn train station (2.1km)
Bus 736 Mitcham to Blackburn via Vermont South, Glen Waverley & Forest Hill (80m) |

Terms

30/60/90/120 days or other such terms the vendor has agreed to in writing

Chattels

All fixed floor coverings and fixed light fittings as inspected
* Gas ducted heating - decommissioned



Rachel Waters
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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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woodards.com.au