

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

2/10 Harrow Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$850,000

&

\$890,000

Median sale price

Median price

\$919,944

Property Type

Unit

Suburb

Blackburn South

Period - From

01/07/2023

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	1/15 Vicki St BLACKBURN SOUTH 3130	\$920,000	21/10/2023
2	1/239 Blackburn Rd BLACKBURN SOUTH 3130	\$910,000	12/08/2023
3	3/20 Jenner St BLACKBURN SOUTH 3130	\$852,000	08/09/2023

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:

16/11/2023 10:05



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2/10 Harrow St, Blackburn South

Additional information

Council Rates: \$1,590.50 (approx. refer S32)
 Neighbourhood Residential Zone – Schedule 3
 Significant Landscape Overlay – Schedule 9
 Built 2007
 Inactive Owners Corporation – Common Property ins. \$440pa
 New carpet
 Freshly painted
 New LED lights
 Two living zones
 Open plan living and dining
 Kitchen with Dishlex dishwasher and Sagi oven
 Three bedrooms with BIRs
 Family bathroom with bath and shower
 2nd toilet in laundry
 Ducted heating
 Evaporative cooling
 Double remote garage with internal access

Rental Estimate

\$550-\$580 per week under current market conditions

Land Size: 217sqm (approx.)

Close proximity to

Schools Orchard Grove Primary School (zoned – 900m)
 Laburnum Primary School-(2.4km)
 Forest Hill College- Whitehorse Road (zoned -3.4km)
 Box Hill High School (3.0km)

Shops Burwood Brickworks Shopping Centre (1.2km)
 Burwood One Shopping Centre (2.6km)
 Blackburn South shops Woolworths - (2.8km)
 Forest Hill Chase (3.3km)
 Box Hill Central (4.2km)

Parks Wurundjeri Wetlands (400m)
 Orchard Grove Reserve (450m)
 Eley Park (1.1km)

Transport Laburnum train station (2.9km)
 Blackburn train station (4.4km)
 Burwood Hwy 75 tram (2.1km)

Chattels

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

Settlement

30/60 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

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