

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

2/49 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$755,500

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2022

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	1/15 Glen Ebor Av BLACKBURN 3130	\$930,000	26/08/2022
2	3/5 Hindon St BLACKBURN 3130	\$795,000	11/02/2023
3	1/98 Main St BLACKBURN 3130	\$780,000	10/12/2022

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:

14/02/2023 11:30



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2/49 Laburnum Street, Blackburn

Additional information

Council Rates: \$TBC (Refer S32)
 Water Rates: \$175pq plus usage approx. (Refer S32)
 Owners Corporation: \$TBC (Refer S32)
 General Residential Zone Schedule 2
 Significant Landscape Overlay Schedule 9
 Land size: 200sqm approx.
 Solar panels
 North facing living room
 Separate dining area
 Chef 4 burner gas cooktop
 Blanco electric oven
 Two bedrooms with BIR
 Neat original bathroom with separate bath & shower
 Separate WC
 Courtyard
 Gas hot water
 Double garage with auto door

Rental Estimate

\$500 based on current market conditions

Chattels

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

Close proximity to

Schools Laburnum Primary- Janet Street, Blackburn (1.5km)
 Box Hill High- Whitehorse Rd, Box Hill Zoned (900m)
 St Thomas Primary- Central Rd, Blackburn (1.5km)
 Deakin Uni- Burwood Hwy, Burwood (5.8km)

Shops Laburnum Village (IGA) – Salisbury Ave, Blackburn (450m)
 Woolworths- Canterbury Rd, Blackburn (1.7km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.5km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.3km)
 Westfield- Doncaster Rd, Doncaster (5.6km)

Parks Blacks Walk/ Kalang Park- Pakenham St, Blackburn (950m)
 Blackburn Lake- Central Rd, Blackburn (1.4km)

Transport Laburnum Train Station (500m)
 Blackburn Train Station (450m)
 Bus 271 Box Hill to Ringwood
 Bus 279 Box Hill to Doncaster
 Bus 703 Middle Brighton to Blackburn

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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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