

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

213/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$559,500 Property Type Unit Suburb Blackburn

Period - From 01/01/2023 to 31/03/2023 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	406/1 Archibald St BOX HILL 3128	\$567,000	31/05/2023
2	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
3	109/55-65 Railway Rd BLACKBURN 3130	\$530,000	22/05/2023

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:

11/07/2023 08:35



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213/1 Sergeant Street Blackburn

Additional information

Whitehorse Council Rates: \$945.40 approx.
 Owners' corporation: \$4,187.40 approx.
 Water Rates: \$187.01 per quarter approx.
 Built in 2019
 Modern kitchen with stainless steel Miele appliances
 Integrated refrigerator
 North facing balcony
 Timber floors
 Floor to ceiling windows
 European laundry
 Split system heating and cooling
 Secure intercom
 Storage cage
 Secure car park
 Low maintenance
 Gas hot water service

Rental Estimate

\$500 - \$550 per week (approx.)

Chattels

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

Close proximity to

Schools

Box Hill High School – Zoned (480m)
 Blackburn High School - (1.2km)
 Laburnum Primary School – zoned (900m)
 Blackburn Primary School – (1.28km)

Shops

Laburnum Village (300m)
 Box Hill Central (2.7km)
 Blackburn Square (1.7km)
 Forest Hill Chase (3.6km)

Parks

Bolton Park (1.3km)
 Morton Park (1.7km)
 Blackburn Lake Sanctuary (2.2km)

Transport

Laburnum train station (210m)
 Blackburn train station (1.1km)
 Bus 271 Box Hill - Ringwood
 Bus 279 Box Hill - Doncaster

Settlement

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



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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