Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

213/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

narige between \$320,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$559,500	Pro	perty Type	Unit		Suburb	Blackburn
Period - From	01/01/2023	to	31/03/2023	S	ource	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

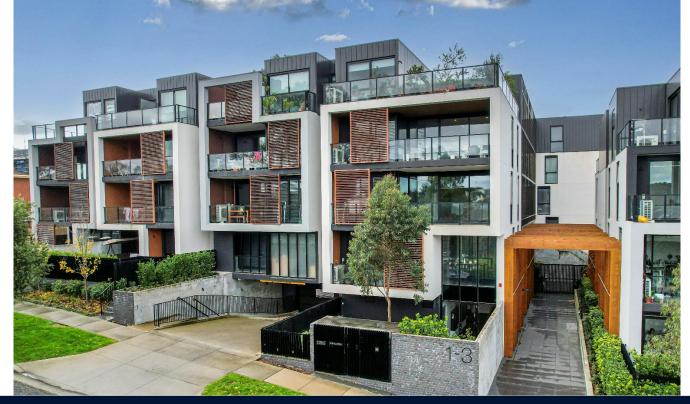
Add	dress of comparable property	Price	Date of sale
1	406/1 Archibald St BOX HILL 3128	\$567,000	31/05/2023
2	309/202 Surrey Rd BLACKBURN 3130	\$540,000	22/05/2023
3	109/55-65 Railway Rd BLACKBURN 3130	\$530,000	22/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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.



Rachel Waters 0413 465 746

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



Mark Johnstone 0417 377 916

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.