



woodards 

8 Marilyn Court, Blackburn North

Additional information

Council Rates: \$1978.15 pa (Refer S32)
 Water Rates: \$180pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Significant Landscape Overlay Schedule 9
 Land Size: 624sqm approx.
 Planation shutters
 Polished timber floorboards throughout
 Gas ducted heating
 Reverse cycle cooling unit
 Ceiling fans
 Formal lounge room with GFP
 Open plan living & dining
 Renovated kitchen with stone benchtops
 Gas cooktop & electric oven
 Miele DW
 French doors leading to outside deck

Rental Estimate

\$600 per week based on current market conditions

Chattels

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

Close proximity to

Schools Whitehorse Primary- Junction Rd, Blackburn North (280m)
 St Philips Primary- Junction Rd, Blackburn North (320m)
 Blackburn High- Springfield Rd, Blackburn (2.1km)
 Whitefriars College- Park Rd, Donvale (5.6km)
 Nunawading Christian College- Central Rd, Nunawading (4km)

Shops

Blackburn Square- Springfield Rd, Blackburn (2km)
 Toast Nunawading- Junction Rd, Nunawading (900m)
 Westfield Doncaster- Doncaster Rd, Doncaster (5.7km)
 Eastland- Maroondah Hwy, Ringwood (6.9km)

Parks

Nicholl Park- Lane St, Blackburn North (650m)
 Slater Reserve- Grosvenor St, Blackburn North (1.5km)
 Koonung Creek Trail- Access Kett St, Nunawading (550m)

Transport

Nunawading Train Station (2.9km)
 Blackburn Train Station (3km)
 Eastern Fwy- Springvale Rd, Nunawading (1.8km)
 Bus 271 Box Hill to Ringwood via Park Orchards
 Bus 273 The Pines to Nunawading

Terms

10% deposit, balance 60/90 days (neg) or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 18th February at 3pm



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

woodards.com.au

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

8 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,243,000

Property Type

House

Suburb

Blackburn North

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	3 Lynette St NUNAWADING 3131	\$1,585,000	08/10/2022
2	6 Mardion Dr NUNAWADING 3131	\$1,430,000	22/10/2022
3	15 Marchiori Rd BLACKBURN NORTH 3130	\$1,350,000	04/11/2022

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:

07/02/2023 15:32