

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

6/13 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$722,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2023 to 31/12/2023 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	3/19 Bishop St BOX HILL 3128	\$435,000	24/11/2023
2	6/9-11 Rose St BOX HILL 3128	\$397,000	16/12/2023
3			

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:

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6/13 Main Street, Blackburn

Additional information

Owners Corporation-\$1355.78 per year.
Council Rates-\$947.50 per year.
Water Rates-\$739.92 plus usage per year.
Well appointed 2 bedroom unit positioned on the ground floor of a boutique complex.
Standout living/dining zone.
Updated functional kitchen includes space for small casual meals.
Both bedrooms promise built-in robe storage.
Contemporary upgraded bathroom.
Laundry facilities.
Reverse cycle heating and cooling.
Car space on title.
Zoned for Box Hill High School.

Rental Estimate

\$430-\$450 per week 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 St, Blackburn (1.21km)
Box Hill High- Whitehorse Rd, Box Hill (1.13km)
St Lukes Primary- Orchard Grove, Blackburn South (1.58m)
St Thomas Primary- Central Rd, Blackburn (700m)
Our Lady of Sion- Whitehorse Rd, Box Hill (1.81km)

Shops

Woolworths- Canterbury Rd, Blackburn (1.2km)
Blackburn Square- Springfield Rd, Blackburn (1.4km)
Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
Forest Hill Chase- Canterbury Rd, Forest Hill (2.6km)
Westfield- Doncaster Rd, Doncaster (5.7km)

Parks

Morton Park- (600m)
Blackburn Lake- Lake Rd, Blackburn (1.8km)

Transport

Blackburn Train Station (290m)
Bus 703 Middle Brighton to Blackburn

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



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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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