

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 Regent Court, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,384,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2023

to

30/09/2023

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	8 Marchiori Rd BLACKBURN NORTH 3130	\$1,420,000	21/07/2023
2	34 Charlton St BLACKBURN NORTH 3130	\$1,376,000	04/11/2023
3	11 Virgillia St BLACKBURN NORTH 3130	\$1,255,000	11/11/2023

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:

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2 Regent Court, Blackburn North

Additional information

Council Rates: \$2185pa (Refer S32)
 Water Rates: \$185pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Significant Landscape Overlay Schedule 9
 Land size: 708sqm approx.
 Gas ducted heating
 Split system air conditioner
 Polished Floorboards
 Sash windows
 Formal living room with open fire place
 Dual living areas
 900mm Cooker (incl. 5 burner)
 Dishwasher
 3 bedrooms with BIR
 Central bathroom with shower over spa bath
 Separate WC
 Large undercover deck
 Single carport
 Shed
 North facing backyard

Chattels

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

Close proximity to

Schools

Whitehorse Primary - Junction Rd, Blackburn North (850m)
 Old Orchard Primary - Koonung Rd, Blackburn North (1.1km)
 Blackburn High school - Springfield Rd, Blackburn (1.2km)

Shops

Blackburn Square - Springfield Rd, Blackburn (900m)
 Forest Hill Chase - Canterbury Rd, Forest Hill (3.7km)
 Box Hill Central - Whitehorse Rd, Box Hill (4km)
 Westfield Doncaster - Doncaster Road, Blackburn (5.1km)

Parks

Slater Reserve Stadium, Grosvenor St, Blackburn North (650m)
 Koonung Reserve, Springfield Rd, Blackburn North (1.4km)

Transport

Blackburn train station (2.1km)
 Bus 901 Melbourne Airport Frankston
 Bus 270 Box Hill to Mitcham
 Bus 303 Ringwood North

Rental Estimate

\$580 approx. per week based on current market conditions

Settlement

30/60 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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