

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

359 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Burwood East

Period - From 01/04/2022

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	2/14 Utah Rd GLEN WAVERLEY 3150	\$996,000	25/03/2023
2	4/183 Lawrence Rd MOUNT WAVERLEY 3149	\$961,000	10/12/2022
3	1/22 Jacqueline Rd MOUNT WAVERLEY 3149	\$960,000	12/11/2022

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:

17/04/2023 14:06



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359 Blackburn Road Burwood East

Additional information

Land size: 342 sqm (approx.)
 The house has access via Ray Road.
 Front lounge delivers fantastic sunlight from the north.
 Bright and sizeable family/meals area.
 Contemporary kitchen which promises stainless steel Appliances.
 Generous master bedroom that delivers walk-in robe Storage and an ensuite.
 2 other bedrooms with built-in robes.
 Standout bathroom.
 Laundry.
 Reverse cycle heating and cooling.
 Ducted heating.
 Roller blinds.
 Downlights.
 Private back pergola courtyard great for summer dining.
 Sizeable garden with shed.
 Single remote garage.

Settlement

60/90 days or any other such terms that have been agreed to in writing by the vendor prior to sale

Rental Estimate

\$490-\$530 per week based on current market conditions

Chattels

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

Close proximity to

Schools

Burwood East Primary School – zoned	0.56km
Burwood Heights Primary School	1.34km
Forest Hill College – zoned	1.25km
Mount Waverley Secondary College	2.23km

Shops

Burwood One	400m
Burwood Heights Shopping Centre	2.0km
Forest Hill Chase	3.2km
Vermont South Shopping Centre	3.2km

Parks

Trevers Crescent Reserve	350m
Witchwood Gully	650m
Highbury park Playground	750m
East Burwood Reserve	1.2km

Transport

Syndal Train Station	2.6km
Blackburn Train Station	4.3km
Bus 703 Middle Brighton - Blackburn	
Bus 736 Mitcham - Blackburn	
Tram 75 Vermont South – CBD Central Pier Docklands	3.1km



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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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