

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

2/17 Linden Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,160,500 Property Type Townhouse Suburb Blackburn

Period - From 02/10/2022 to 01/10/2023 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	2/6 Molleton St BLACKBURN 3130	\$1,070,000	27/05/2023
2	2/50 Elmhurst Rd BLACKBURN 3130	\$1,015,000	06/05/2023
3	2/174 Surrey Rd BLACKBURN 3130	\$985,000	13/05/2023

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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2/17 Linden Street, Blackburn

Additional information

Whitehorse Council Rates: \$1,757.90 approx.
Secure rear unit – only two on the block
Open plan living space
Modern kitchen with electric induction, gas burner and brand new dishwasher
Spacious central bathroom
Gas ducted heating
Split system air-conditioning
Covered alfresco and private entertaining courtyard
Remote control garage with internal access
Low maintenance garden
Secure alarm

Rental Estimate

\$580-\$630 per week approx.

Chattels

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

Close proximity to

Schools

Blackburn High School – zoned (1.9km)
Blackburn Primary School - zoned (650m)
Whitehorse Primary School – (1.5km)

Shops

Blackburn Square (1.6km)
Blackburn Village (1.6km)
Forest Hill Chase Shopping Centre (3.6km)
Box Hill Central (4km)
Doncaster Shopping Centre (6.2km)

Parks

Cootamundra Walk & Playground (500m)
Bell Street Reserve (550m)
Morton Park (1.5Km)
Nicol Park Playground (1km)

Transport

Blackburn train station (1.6km)
Bus 271 Box Hill – Ringwood via Park Orchards
Bus 901 Frankston – Melbourne Airport Blackburn

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor



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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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