



woodards 

34 Alandale Court, Blackburn

Additional information

Council Rates: \$2,383.80pa approx. (Refer S32)
 Water Rates: \$181pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 608sqm approx. (irregular block)
 Keyless entry
 Security camera
 Apple Home system
 Polished hardwood floorboards (original)
 Original Beco-mid-century sconce lights
 New light fittings, electrical points
 Terrazzo flooring in kitchen/family
 Perini tile splashback
 Miele semi-integrated dishwasher
 900mm free standing cooker
 Phoenix tapware
 4 bedrooms with electric heating
 Fully tiled Terrazzo bathroom with walk in shower
 Study nook with external entry
 Undercover entertaining area
 New electric hot water tank
 Replumbed
 Landscaped garden design collaboration with Gardens for Wildlife

Rental Estimate

\$630-\$680 per week based on current market conditions

Close proximity to

Schools

Blackburn Pre School- Blackburn Rd, Blackburn (800m)
 Blackburn Lake Primary School- Florence St, Blackburn (1.4km)
 St Thomas, The Apostle Primary- Central Rd, Blackburn (600m)
 Box Hill High School- Whitehorse Rd, Box Hill (2.2km)

Shops

Blackburn Village- South Parade, Blackburn (1.1km)
 Woolworths- Canterbury Road, Blackburn (1.3km)
 Box Hill Central- Whitehorse Rd, Box Hill (3.7km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.7km)
 Westfield Doncaster- Doncaster Road, Doncaster (7.6km)

Parks

Furness Park/Creeklands- access via end of street (300m)
 Blackburn Lake- access via end of street (400m)

Transport

Blackburn train station (1.2km)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Settlement

10% deposit, balance 30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected- excluding study desk & brackets.



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

34 Alandale Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,585,000

Property Type House

Suburb Blackburn

Period - From 01/07/2022

to 30/09/2022

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	26 Sheehans Rd BLACKBURN 3130	\$1,538,000	20/05/2022
2	4 Boongarry Av BLACKBURN 3130	\$1,425,000	29/10/2022
3	90 Lake Rd BLACKBURN 3130	\$1,375,000	08/10/2022

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:

02/11/2022 13:14



 4  1  2

Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000

Median House Price
September quarter 2022: \$1,585,000

Comparable Properties



26 Sheehans Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,538,000
Method: Sold Before Auction
Date: 20/05/2022
Property Type: House (Res)
Land Size: 748 sqm approx



4 Boongarry Av BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,425,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 679 sqm approx



90 Lake Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 536 sqm approx