

# 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

78 Main Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$999,000

### Median sale price

Median price

\$1,612,635

Property Type

House

Suburb

Blackburn

Period - From

01/10/2023

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	328 Middleborough Rd BLACKBURN 3130	\$1,008,000	14/10/2023
2	9 Kalka St BLACKBURN 3130	\$975,000	09/12/2023
3	6/60-62 South Pde BLACKBURN 3130	\$925,000	05/09/2023

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:

26/02/2024 12:48



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## 78 Main Street, Blackburn

Whitehorse Council Rates: \$1,787.10

Land size: 433m2 approx.

North facing single level villa

Freshly painted

Large north facing front living

Timber kitchen with gas cooktop, chef oven and ASKO dishwasher

2 x bedrooms with BIRs

Central bathroom with separate toilet

2 x private courtyards

Ducted heating

Split system in living area

Double lock up garage

### Rental Estimate

\$480 per week (approx.)

### Chattels

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

### Close proximity to

**Schools** Laburnum Primary School (zoned) - 1.7km  
Blackburn Primary School - 1.5km  
Box Hill High School (zoned) - 1.6km

**Shops** Blackburn Station Village - 500m  
Blackburn South Shopping Strip - 1km  
Laburnum Village - 1km  
Forest Hill Chase Shopping Centre - 2.2km  
Box Hill Central 2.9km

**Parks** Furness Park & Blacks Walk - 75m  
Blackburn Lake - 1.5km  
Morton Park - 900m

**Transport** Blackburn train station - 500m  
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, 90 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



**Rachel Waters**  
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**Mark Johnstone**  
0417 377 916

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**

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