

# 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

62 Fulton Road, Blackburn South Vic 3130

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Blackburn South

Period - From

01/01/2022

to

31/12/2022

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 | 10 Dobell St BLACKBURN SOUTH 3130  | \$1,385,000 | 21/03/2023   |
| 2 | 13 Hone Av BLACKBURN SOUTH 3130    | \$1,381,000 | 18/03/2023   |
| 3 | 53 Gissing St BLACKBURN SOUTH 3130 | \$1,338,000 | 25/03/2023   |

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:

05/04/2023 09:33



**woodards** 

## 62 Fulton Road, Blackburn South

### Additional information

Whitehorse city council rates: \$1,882.70 (approx.)

Land size: 541m2 (approx.)

Building size: 198sqm (approx.)

Front north facing living

Single level living

Large central kitchen

Bosch Dishwasher

Westinghouse oven

Second living area

Gas ducted heating

Split system air-conditioning

WA Karri polished floorboards

Auto single lock up garage

Low maintenance garden

Covered alfresco entertaining area

### Rental Estimate

\$600-\$650 per week (approx.)

### Chattels

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

### Close proximity to

#### Schools

Orchard Grove Primary School (750m)

St Luke Primary School (1.6km)

Forest Hill College – zoned (350m)

#### Shops

Middleborough Road shops (800m)

Burwood Brickworks (1.5km)

Burwood One Shopping Centre (2.3km)

Blackburn South shops (2.4km)

Forest Hill Shopping Centre (3.0km)

#### Parks

Orchard Grove Reserve (50m)

Eley Park (1.0km)

Wurundjeri Wetlands (50m)

#### Transport

Tram 75 – Docklands to Vermont South (1.5km)

Laburnum Train Station Bus 380 Ringwood - Croydon Loop

Blackburn Train Station via Croydon & Chirnside Park

Bus Route 735 – Box Hill to Nunawading

Bus Route 733 – Oakleigh to Box Hill via Clayton

### Settlement

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



**Rachel Waters**

0413 465 746



**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**

**woodards.com.au**