

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

2/24 Hamilton Avenue, 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 \$1,108,888

Property Type Townhouse

Suburb Blackburn

Period - From 17/04/2022

to

16/04/2023

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	3/24 Hamilton Av BLACKBURN 3130	\$1,380,000	03/03/2023
2	2/7 Patricia Rd BLACKBURN 3130	\$1,525,800	11/11/2022
3	2/47 Katrina St BLACKBURN NORTH 3130	\$1,560,000	01/04/2023

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:

17/04/2023 13:46



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2/24 Hamilton Avenue, Blackburn

Additional information

Council Rates: \$TBCpa (Refer S32)
 Water Rates: \$178pq plus usage approx. (Refer S32)
 Owners Corporation: \$1,340pa (Refer S32)
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 201sqm approx.
 House size:
 Built: 2022
 European Oak flooring
 Central heating with add on refrigerated cooling
 Ducted vacuum
 Bosch security alarm
 Miele DW
 Miele 900mm gas cooktop
 Miele 600mm Pyrolytic oven
 Daniel Robertson 75mm bricks- Dulwich
 Terracotta roof tiles
 Rheem Infinity instantaneous hot water
 2.7m ceilings approx.
 Corinthian internal doors (2340mm high)
 Double glazed windows (where selected)
 Caesarstone benchtop
 Cabinetry - Emporite doors (gloss finish)

Close proximity to

Schools

Old Orchard Primary- Koonung Rd, Blackburn North (1.4km)
 Blackburn High School- Springfield Rd, Blackburn (1.2km)
 Deakin Uni- Burwood Hwy, Burwood (5.6km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.4km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
 Westfield- Doncaster Rd, Doncaster (4.7km)

Parks

Elmhurst Basin- Elmhurst Rd, Blackburn (300m)
 Cootamundra Walk- Williams Rd, Blackburn (700m)
 Blackburn Lake- Central Rd, Blackburn (2.4km)

Transport

Blackburn Train Station (1.2km)
 Bus 271 Box Hill to Ringwood
 Bus 279 Box Hill to Doncaster

Settlement

10% deposit, balance 30/60days 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 as inspected.

Rental Estimate

\$750 - \$830pw based on current market conditions



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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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woodards.com.au