

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

2/7 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,134,694

Property Type Townhouse

Suburb Blackburn

Period - From 15/09/2022

to

14/09/2023

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	3/3 Laburnum St BLACKBURN 3130	\$1,322,500	02/09/2023
2	1/6 Baldwin Rd BLACKBURN 3130	\$1,240,000	03/06/2023
3	1/37 Esdale St BLACKBURN 3130	\$1,159,000	09/09/2023

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:

15/09/2023 15:37



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2/7 Gardenia Street, Blackburn

Whitehorse Council Rates: \$1,933.25 approx.

Water Rates: \$135.95 pq approx.

Built in 1995

Solar panels

Freshly painted throughout

New carpet

New split system air conditioning

Updated kitchen with 900m gas Miele cooktop

Westinghouse oven

Double draw brand new dishwasher

Ceiling fans

Gas ducted heating recently updated

Laundry with storage and external access

Garden shed

Double auto garage with internal access

Rental Estimate

\$580 - \$630 per week (approx.)

Chattels

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



Rachel Waters
0413 465 746



Julian Badenach
0414 609 665

Close proximity to

Schools Blackburn Primary School (zoned) - 900m
Blackburn Lake Primary School - 2.2km
Blackburn High School (zoned) - 1.5 km

Shops Blackburn Village - (100m)
Blackburn South Shopping Centre- (1.4km)
Forest Hill Chase- Canterbury Rd, Blackburn (2.0km)
Box Hill Central (2.8km)

Parks Furness Park & Blacks Walk - 190m
Blackburn Lake - 1.0km
Morton Park - 500m

Transport Blackburn train station -200m
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, 30/60 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.

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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