



woodards 

34 Junction Road, Blackburn North

Additional information

Council Rates: \$2,240.65 pa (Refer S32)
 Water Rates: \$180pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Significant Landscape Overlay Schedule 9
 Land Size: 732sqm approx.
 16 solar panels (4.8 kw)
 Polished floorboards
 Gas ducted heating
 Evaporative cooling
 Ceiling fans
 Sash windows
 Formal lounge room with feature fireplace
 Large open plan living & dining
 Engineered stone benchtop in kitchen
 4 burner gas cooktop & elec oven
 Dual drawer dishwasher
 Upstairs main bedroom retreat with gas log fireplace
 Main bedroom with AC unit & large WIR
 Main ensuite- heated floor, heated towel rail
 3 bedrooms downstairs including guest with ensuite
 4th bedroom/study
 Cubby house
 Outdoor decking
 Tandem carport plus large garage/workshop

Rental Estimate

\$680 per week based on current market conditions

Close proximity to

Schools Whitehorse Primary- Junction Rd, Blackburn North (400m)
 St Philips Primary- Junction Rd, Blackburn North (300m)
 Blackburn High- Springfield Rd, Blackburn (1.7km)
 Whitefriars College- Park Rd, Donvale (5.7km)
 Nunawading Christian College- Central Rd, Nunawading (4.1km)

Shops Blackburn Square- Springfield Rd, Blackburn (1.4km)
 Toast Nunawading- Junction Rd, Nunawading (1km)
 Westfield Doncaster- Doncaster Rd, Doncaster (5km)
 Eastland- Maroondah Hwy, Ringwood (7.1km)

Parks Greenglade Reserve, Greenglade Crt, Blackburn North (350m)
 Slater Reserve- Grosvenor St, Blackburn North (850m)
 Koonung Creek Trail- Access Surrey Rd, Blackburn North (900m)

Transport Blackburn Train Station (2.4km)
 Eastern Fwy- Surrey Rd, Blackburn North (900m)
 Bus 271 Box Hill to Ringwood via Park Orchards
 Bus 273 The Pines to Nunawading

Terms

10% deposit, balance 60/90 days (neg)

Chattels

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



Julian Badenach
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Mark Johnstone
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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.

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 Junction Road, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$1,520,000

Median sale price

Median price

\$1,243,000

Property Type

House

Suburb

Blackburn North

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	21 Deane St BLACKBURN NORTH 3130	\$1,852,000	02/02/2023
2	3 Zander Av NUNAWADING 3131	\$1,627,000	31/01/2023
3	8 Marilyn Ct BLACKBURN NORTH 3130	\$1,400,000	18/02/2023

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:

20/02/2023 11:13