

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

5 Patricia Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,552,000

Property Type House

Suburb Blackburn

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	30 Stanley Gr BLACKBURN 3130	\$2,000,000	19/02/2023
2	21 Deane St BLACKBURN NORTH 3130	\$1,852,000	02/02/2023
3	34 Caroline Cr BLACKBURN NORTH 3130	\$1,771,000	04/03/2023

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:

06/03/2023 12:58



woodards 

5 Patricia Road, Blackburn

Additional information

Council Rates: \$2,940.55pa
 Water Rates: \$178pq plus usage approx.
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 663sqm approx.
 NBN connection
 Polished timber floorboards
 High ceilings & sash windows
 Hydronic heating & ceiling fans
 Large open plan living & dining room
 Bosch electric wall oven, Bosch built in microwave
 Bosch dishwasher
 Bosch built in coffee machine
 Miele 5 burner gas cooktop
 Formal living room with built in speakers & AC unit
 3 bedrooms with BIR – main with ensuite
 Renovated bathroom with spa bath
 Separate studio/ bedroom with bathroom, elec cooking
 Water tank
 Garden shed
 Double garage with auto door plus carport

Rental Estimate

\$900pw based on current market conditions



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Old Orchard Primary- Koonung Rd, Blackburn North (2.1km)
 Kerrimuir Primary- Dorking Rd, Box Hill North (1.8km)
 Box Hill High- Whitehorse Rd, Box Hill Zoned (750m)
 Deakin Uni- Burwood Hwy, Burwood (6.1km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.7km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.1km)
 Westfield- Doncaster Rd, Doncaster (4.5km)

Parks

Elmhurst Basin- Elmhurst Rd, Blackburn (600m)
 Blacks Walk- Middleborough Rd, Blackburn (1.1km)
 Blackburn Lake- Central Rd, Blackburn (2.7km)

Transport

Laburnum Train Station (950m)
 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 and window furnishings as inspected.