

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

48 The 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 \$1,419,500

Property Type House

Suburb Blackburn

Period - From 01/10/2022

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	7 Downing St BLACKBURN 3130	\$1,420,000	26/11/2022
2	1/10 Parkside St BLACKBURN 3130	\$1,400,000	04/03/2023
3	2 Kurrajong Way BLACKBURN NORTH 3130	\$1,355,000	17/12/2022

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:

14/03/2023 15:21



woodards 

48 The Avenue, Blackburn

Additional information

Council Rates: \$1,628 pa (approx.)
 Neighbourhood Residential Zone – Schedule 1
 Significant Landscape Overlay – Schedule 2
 Land size: 403sqm approx.
 Built 1985 – in same family since 1987 – own title
 Open plan living, dining and kitchen with built in cabinetry
 Large storage robe and linen press in hallways
 Kitchen with Essastone benchtops (waterfall bench on island bench), Bosch appliances incl. 4 burner gas cooking with removeable wok burner, and Fisher Paykel dishwasher
 Master bedroom with walk through robes to ensuite
 Two further bedrooms, one with built-in robes and the other with a built-in desk and display cabinet
 Family bathroom with freestanding bath and shower
 Feltex (NZ) wool carpet in bedrooms (2021)
 Luxaflex blinds throughout (2022)
 Ducted inverted heating and refrigerated cooling (ceiling)
 Gas ducted heating (floor)
 Extra wide gutters for cleaning and wide downpipes
 Original storm water drainage pipes have been replaced
 Native garden, outdoor paved pathways, paved private picnic area and vegetable patch
 Roof re-pointed
 Single remote garage (new roller door) and extra off-street parking

Rental Estimate

\$600-\$650 per week based on current market conditions



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

Close proximity to

Schools Blackburn Primary School (zoned – 1.3km)
 St Thomas the Apostle (1.1km)
 Laburnum Primary School- (1.7km)
 Box Hill High School (zoned – 1.4km)
 Blackburn High School (2.3km)

Shops Blackburn Village (250m)
 Blackburn Square (2.1km)
 Box Hill Centro (2.8km)
 Forest Hill Chase (2.2km)
 Westfield Doncaster (6.1km)

Parks Furness Park (350m)
 Morton Park (700m)
 Blackburn Lake (1.4km)
 Koonung Reserve, Blackburn North (2.3km)

Transport Blackburn train stations (350m)
 Laburnum train stations (950m)
 Bus route 765 – Mitcham -Box Hill
 Bus route 703 – Middle Brighton – Blackburn via Forest Hill (50m)

Chattels

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

Settlement

30-60 days or any other such terms that have been agreed to in writing