

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

2/13 Esdale Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$761,000

Property Type Unit

Suburb Blackburn

Period - From 01/07/2023

to

30/09/2023

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	1/37 Esdale St BLACKBURN 3130	\$1,159,000	09/09/2023
2	2/2 Vigilant Av NUNAWADING 3131	\$1,110,000	12/08/2023
3	1/37 Koonung Rd BLACKBURN NORTH 3130	\$1,052,000	10/08/2023

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:

25/10/2023 14:47



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2/13 Esdale Street, Blackburn

Additional information

Council Rates: \$1,816.35 pa inc. FSL (approx.)
 General Residential Zone – Schedule 1
 Significant Landscape Overlay – Schedule 9
 Built 2005
 Large living with plantation shutters and 9 foot ceilings
 Master bedroom with WIR and new ensuite (Feb 2023)
 Family bathroom with bath and shower (Feb 2023)
 Simpson appliances – dishwasher, 4 burner gas and oven
 Polished floorboards
 New carpet
 Downlights throughout
 Gas ducted heating
 Split system heating/cooling in dining area and all bedrooms
 5.5KW Solar system with battery (16 panels)
 Double remote garage with in-built storage

Land Size: 253sqm (approx.)

Rental Estimate

\$580-\$630 per week under current market conditions

Chattels

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

Close proximity to ...

Schools Whitehorse Primary School, Junction Rd (zoned – 1.0km)
 Blackburn Primary School, Surrey Road (1.4km)
 Blackburn High School, Springfield Rd (zoned -1.4km)
 Mullauna College, Springfield Rd, Mitcham (2.8km)

Shops Blackburn Square - Springfield Rd, Blackburn (1.0km)
 Tunstall Square, Mitcham Rd, Donvale (3.7km)
 Forest Hill Chase- Canterbury Rd, Blackburn (4.0km)
 Westfield Doncaster-Doncaster Road (5.8km)

Parks Cootamundra Walk Blackburn (190m)
 Blackburn Lake (2.6km)
 Koonung Reserve, Blackburn North (1.4km)

Transport Blackburn Train Station (2.1km)
 Bus 270 Box Hill – Mitcham via Blackburn North (260m)
 Bus 273 The Pine SC -Nunawading Station (260m)
 Bus 303 City – Ringwood North Via Park Road (260m)

Settlement

10% deposit, 60 days or any other such terms that have been agreed to in writing



Cameron Way
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Jackie Mooney
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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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