

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 Myrtle Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,508,000

Property Type House

Suburb Blackburn

Period - From 01/01/2023

to 31/03/2023

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	1/10 Parkside St BLACKBURN 3130	\$1,400,000	04/03/2023
2	2/23 Laburnum St BLACKBURN 3130	\$1,258,600	11/02/2023
3	1/6 Baldwin Rd BLACKBURN 3130	\$1,240,000	03/06/2023

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:

09/06/2023 09:32



woodards 

2/7 Myrtle Grove, Blackburn

Additional information

Council Rates: \$TBC (Refer S32)

Water Rates: \$TBC

Neighbourhood Residential Zone Schedule 1

Significant Landscape Overlay Schedule 2

Land size: 277sqm approx.

Gas ducted heating & evaporative cooling

NBN connected

Neat original kitchen with corner pantry

4 burner gas cooktop

Electric wall oven

Bosch dishwasher

Formal living room with AC & courtyard views

Large main bedroom with BIR & ensuite

Two further bedrooms with BIRs

Central bathroom with separate WC

Large north facing courtyard

Double garage with remote door

Rental Estimate

\$550pw based on current market conditions

Chattels

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

Close proximity to

Schools

Laburnum Primary- Janet Street, Blackburn (950m)

Box Hill High- Whitehorse Rd, Box Hill Zoned (700m)

Deakin Uni- Burwood Hwy, Burwood (5.6km)

Shops

Laburnum Village (IGA) – Salisbury Ave, Blackburn (350m)

Woolworths- Canterbury Rd, Blackburn (1.8km)

Forest Hill Chase- Canterbury Rd, Forest Hill (2.7km)

Box Hill Central- Whitehorse Rd, Box Hill (2.2km)

Westfield- Doncaster Rd, Doncaster (5.7km)

Parks

Blacks Walk/ Kalang Park- Pakenham St, Blackburn (550m)

Blackburn Lake- Central Rd, Blackburn (1.9km)

Transport

Laburnum Train Station (400m)

Blackburn Train Station (850m)

Bus 271 Box Hill to Ringwood

Bus 279 Box Hill to Doncaster

Bus 703 Middle Brighton to Blackburn

Settlement

10% deposit, balance 60days or any other such terms that have been agreed to in writing by the vendor prior to auction



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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