

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

22 Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,528,000

Property Type House

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	4 Horkings St BLACKBURN SOUTH 3130	\$1,308,500	01/11/2023
2	2 Wright St BLACKBURN 3130	\$1,250,000	29/05/2023
3	21 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,215,000	19/08/2023

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:

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22 Pakenham Street, Blackburn

Additional information

Council Rates: \$2,533.35 pa inc. FSL (approx.)
 General Residential Zone – Schedule 2
 Significant Landscape Overlay – Schedule 9
 Built 1961
 Aluminium clad weatherboard (1970's)
 4 bedrooms with BIRs
 Large living room
 Classic kitchen with upright stove and meals area
 Family bathroom with bath and shower, separate toilet
 Timber hardwood stumps
 Aquamax gas hot water service
 Two water tanks (1 on pump for the garden)
 Gas heater
 Ceiling fan

Rental Estimate

\$550-\$580 per week based on current market conditions

Land Size: 724sqm (approx.)

Chattels

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

Close proximity to

Schools

Laburnum Primary School, Blackburn (zoned - 700m)
 Blackburn Primary School, Surrey Rd, Blackburn (2.1km)
 Box Hill High- Whitehorse Rd, Box Hill (zoned -850m)
 Deakin Uni- Burwood Hwy, Burwood (5.km)

Shops

Laburnum Village, Laburnum St, Blackburn (300m)
 Woolworths, Canterbury Rd, Blackburn South (1.5km)
 Box Hill Central, Whitehorse Rd, Box Hill (2.2km)
 Blackburn Square, Springfield Rd, Blackburn (2.3km)
 Forest Hill Chase, Canterbury Rd, Forest Hill (3.0km)
 Westfield Doncaster, Doncaster Road, Doncaster (5.7km)

Parks

Blacks Walk- Middleborough Rd, Blackburn (300m)
 Kalang Park- Kalang St, Blackburn (7000m)
 Blackburn Lake- Central Rd, Blackburn (2.1km)

Transport

Laburnum train station (350m)
 Blackburn train station (1.3km)
 Bus 703 Middle Brighton - Blackburn via Bentleigh
 Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

Settlement

60/90 days or any other such terms that have been agreed to in writing



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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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