

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

11 Drummond Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	5 Henwood St FOREST HILL 3131	\$1,415,000	13/05/2023
2	43 Drummond St BLACKBURN SOUTH 3130	\$1,350,000	09/05/2023
3	5 Peak Ct BLACKBURN 3130	\$1,300,000	09/09/2023

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: 11/10/2023 11:12



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11 Drummond Street, Blackburn South

Additional information

Council Rates: \$2,152.45 pa (Refer S32)
Water Rates: \$187pq plus usage (Refer S32)
Neighbourhood Residential Zone Schedule 1
Significant Landscape Overlay Schedule 2
Land size: 614sqm approx.
3.24kW solar system
7.0 kWh LG Chem battery
uPVC double glazed windows & doors (select)
Insulation to ceiling & under floor
2 X Eco sac bladder water tanks (under house) with pump – 6,100 litres
2 X plastic water tanks (under back deck) with pump – 3,000 litres
1 steel water tank (front corner of house) – 1,000 litres
GDH & Evaporative cooling
Renovated kitchen with stone benchtop
Gas cooktop & electric oven
Dishwasher

Rental Estimate

\$650 \$700pwk based on current market conditions

Chattels

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



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Blackburn Lake Primary- Florence St, Blackburn (1.4km)
Forest Hill College- Mahoneys Rd, Burwood East (2.6km)
St Thomas The Apostle- Central Rd, Blackburn (1.9km)
St Luke the Evangelist- Orchard Gr, Blackburn South (1.7km)
Deakin Uni- Burwood Hwy, Burwood (6.3km)

Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (900m)
Woolworths- Canterbury Rd, Blackburn (1.2km)
Burwood One- Burwood Hwy, Burwood East (3km)
Box Hill Central- Whitehorse Rd, Box Hill (4.5km)
Westfield- Doncaster Rd, Doncaster (8.4km)

Parks

Blackburn Lake- Lake Rd, Blackburn (1.4km)
Mahoneys Reserve- Mahoneys Rd, Forest Hill (1.8km)

Transport

Blackburn Train Station (2.1km)
Bus 703 Middle Brighton to Blackburn
Bus 765 Mitcham to Box Hill

Settlement

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

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

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