

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

19 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Blackburn

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	38 Larch St BLACKBURN 3130	\$2,250,000	19/05/2023
2	46 Gardenia St BLACKBURN 3130	\$2,196,000	17/06/2023
3	33 Maple St BLACKBURN 3130	\$2,180,000	21/06/2023

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:

10/10/2023 13:51



19 Naughton Grove, Blackburn

Additional information

Whitehorse Council Rates: TBC
 Building size: 220sqm + 57sqm rumpus
 Double glazed windows
 Hydronic heating
 Evaporative cooling & ceiling fans
 Ducted vacuum
 Spotted gum polished floorboards
 Fully renovated kitchen with 40mm stone waterfall benches, self-closed drawers, 2 ovens (1 x AEG steam combination oven), 700mm gas cooktop, 2 x dishwashers
 Large walk-in butlers pantry with external access
 Large laundry with storage
 Drying room
 Covered alfresco entertaining space with outdoor heater
 Low maintenance front native garden
 Beautiful rear landscaped garden
 New 6.4kW ENPHASE solar power system
 New EV Fast Charger
 New RECLAIM Heat Pump hot water system
 2 x driveways
 Good quality roof insulation
 Gutter guard

Rental Estimate

\$950 - \$1100 per week approx.

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

Close proximity to

- Schools** Box Hill High School – zoned (2.5km)
 Blackburn Lake Primary School - zoned (1.2km)
 Blackburn Primary School – (2.1km)
 St Thomas the Apostle Primary School – (700m)
- Shops** Blackburn South Shopping Strip – (1.2km)
 Blackburn Station Village (1.7km)
 Forest Hill Chase (1.5km)
 Burwood One Shopping Centre (3.4km)
- Parks** Naughton Grove Playground (280m)
 Blackburn Lake Sanctuary (240m)
 Furness Park (600m)
 Morton Park (1.1km)
 Kalang Park (1.7km)
- Transport** Blackburn Station (1.7km)
 Laburnum Station (2.2km)
 Bus Route 703 – Main Street – Brighton to Blackburn
 Bus Route 736 – Central Road – Mitcham to Blackburn
 Bus Route 765 – South Parade – Mitcham to Box Hill

Settlement

90/120 days or any other such terms that have been agreed to in writing by the vendor



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