

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

1B Dewrang Crescent, Blackburn 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 \$1,528,000 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	10c Elm St BLACKBURN 3130	\$1,300,000	29/07/2023
2	49 Margaret St BOX HILL NORTH 3129	\$1,285,000	20/05/2023
3	1/1 Malabar Rd BLACKBURN 3130	\$1,230,000	30/09/2023

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:

16/11/2023 08:56



woodards 

1B Dewrang Crescent, Blackburn

Additional information

Council Rates: \$2006 per annum approx. (refer s32)
Water Rates: \$281 per quarter approx. (refer s32)
Building size: 188sqm approx.
Built 2014
Daniel Robertson bricks
Premium timber floors
Sash windows which are double glazed
North east facing central living zone with vaulted ceiling
Modern kitchen, walk-in-pantry, stainless-steel Bosch dishwasher, and 900m Blanco oven
Master bedroom downstairs with WIR and ensuite
Two bedrooms upstairs with BIRs and double roller blinds
Second living space & study nook upstairs
Gas ducted heating
Split systems in all bedrooms and living area
Ceiling fans in all bedrooms
Large storage / space under staircase (multiple uses)
Double garage with remote and internal access
North facing alfresco entertaining area and garden
Large shed

Rental Estimate

\$750--\$825 per week based on current market conditions

Close proximity to

Schools Laburnum Primary School (zoned - 1.5km)
Blackburn Primary School- (1.9km)
St Francis Xavier Catholic Primary School (1.1km)
Box Hill High School- Whitehorse Road (zoned - 650m)
Blackburn High School- (1.8km)

Shops Laburnum Village (600m)
Box Hill Central (2.0km)
Blackburn Square (2.1km)
Forest Hill Chase (4.1km)
Westfield Doncaster (4.5km)

Parks Box Hill City Oval (200m)
Bolton Park with Playground (280m)
Koonung Reserve (1.9km)

Transport Laburnum station (500m)
Blackburn station (1.4km)
Bus route 279 - Doncaster SC via Middleborough Rd (110m)

Chattels

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

Settlement

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



Rachel Waters
0413 465 746



Jackie Mooney
0401 137 901