

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 Kalka Street, 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 \$1,650,000 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	7 Hindon St BLACKBURN 3130	\$1,380,000	10/06/2023
2	3/3 Laburnum St BLACKBURN 3130	\$1,322,500	02/09/2023
3	10c Elm St BLACKBURN 3130	\$1,300,000	29/07/2023

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:

26/09/2023 08:54



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1B Kalka Street, Blackburn

Additional information

Council Rates: \$2,379.90pa (Refer S32)

Water Rates: \$187pq plus usage approx. (Refer S32)

Neighbourhood Residential Zone Schedule 3

Significant Landscape Overlay Schedule 9

Land size: 247sqm approx.

Built: circa 2014

Porcelain tiles throughout downstairs living

Ducted heating & cooling

Ducted vacuum

Alarm system

Security door

Miele gas cooktop

Miele electric oven

Miele dishwasher

Stone benchtop & mirror splashback in kitchen

Main bedroom on ground floor with BIR & ensuite

2nd living area upstairs

2 large bedrooms upstairs with BIRs

North facing courtyard

Double garage (auto) with internal access

Rental Estimate

\$800pwk 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 St, Blackburn (1.3km)
Box Hill High- Whitehorse Rd, Box Hill (2.2km)
St Thomas Primary- Central Rd, Blackburn (1.5km)
St Luke the Evangelist- Orchard Gr, Blackburn South (800m)
Deakin Uni- Burwood Hwy, Burwood (5.6km)

Shops Woolworths- Canterbury Rd, Blackburn (300m)
Forest Hill Chase- Canterbury Rd, Forest Hill (1.6km)
Box Hill Central- Whitehorse Rd, Box Hill (3.6km)
Westfield- Doncaster Rd, Doncaster (7km)

Parks Wandinong Sanctuary- Canterbury Rd, Blackburn (400m)
Furness Park- Main St, Blackburn (500m)
Blackburn Lake- Lake Rd, Blackburn (1.2km)

Transport Blackburn Train Station (1.1km)
Bus 271 Box Hill to Ringwood
Bus 279 Box Hill to Doncaster
Bus 703 Middle Brighton to Blackburn

Settlement

10% deposit, balance 30/60days or any other such terms that have been agreed to in writing by the vendor prior to auction



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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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