

# 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

2/10A Donald Street, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$919,944 Property Type Unit Suburb Blackburn South

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	1/73 Laburnum St BLACKBURN 3130	\$761,000	29/07/2023
2	1/21 Masons Rd BLACKBURN 3130	\$710,000	06/10/2023
3			

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:

24/10/2023 15:48



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## 2/10A Donald Street, Blackburn South

### Additional information

Council Rates: \$1,239.80 pa inc. FSL (approx.)  
Owners Corporation: \$736.30 pa (insurance)  
General Residential Zone – Schedule 3  
Significant Landscape Overlay – Schedule 9  
Built 2010 – sub-division July 2011  
Open living and dining with timber boards  
Kitchen with Euro electric oven, 4 burner gas hot plates and dishwasher  
Two robed bedrooms  
Family bathroom/ semi-ensuite with bath and shower  
Separate toilet  
Concrete slab  
Ducted heating  
Split system heating/cooling  
Decking  
Outdoor shed  
North facing rear  
Single remote garage

### Rental Estimate

\$530-\$580 per week based on current market conditions

**Land Size:** 136sqm (approx.)

### Close proximity to

#### Schools

Laburnum Primary School, Blackburn (zoned - 1.1km)  
Box Hill High School - Whitehorse Rd, Box Hill (zoned -1.9km)  
Deakin Uni- Burwood Hwy, Burwood (5.1km)

#### Shops

Woolworths, Canterbury Rd, Blackburn South (500m)  
Box Hill Central, Whitehorse Rd, Box Hill (3.1km)  
Forest Hill Chase, Canterbury Rd, Forest Hill (2km)  
Burwood Brickworks, Middleborough Rd, Burwood East (2.8km)  
Westfield Doncaster, Doncaster Road, Doncaster (6.8km)

#### Parks

Kalang Park- Kaland St, Blackburn (650m)  
Gardiners Creek Trail- Canterbury Rd, Box Hill South (850m)  
Blacks Walk- Middleborough Rd, Blackburn (1.0km)  
Blackburn Lake- Central Rd, Blackburn (2.3km)

#### Transport

Laburnum train station (1.7km)  
Blackburn train station (3.0km)  
Bus 765 Mitcham to Box Hill via Blackburn (180m)

#### Settlement

30/60 days or any other such terms that have been agreed to in writing

#### Chattels

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



**Cameron Way**  
0418 352 380



**Jackie Mooney**  
0401 137 901

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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