

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 2/172 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$640,000 Property Type Unit 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	14 Charles St NUNAWADING 3131	\$996,000	03/06/2023
2	2a Alern Ct NUNAWADING 3131	\$891,000	03/06/2023
3	2/49 Laburnum St BLACKBURN 3130	\$835,500	18/03/2023

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: 08/09/2023 12:18



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2/172 Springfield Road, Blackburn

Additional information

Council Rates: \$1443.70pa (Refer S32)
Water Rates: \$187pq plus usage approx. (Refer S32)
Owners Corporation: \$349.65pa (Refer S32)
General Residential Zone Schedule 1
Significant Landscape Overlay Schedule 9
Land size: 283sqm approx.
Free standing single level villa
New carpets
Freshly painted
New blinds & sheers
Renovated kitchen - gas cooktop & electric oven
Dishwasher
Large north facing lounge room
Reverse cycle heating/ cooling unit
Updated bathroom (semi ensuite to main bed)
2 bedrooms with BIRs
Low maintenance courtyard
Double garage

Rental Estimate

\$550pwk based on current market conditions

Chattels

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

Close proximity to

Schools

Blackburn Primary- Whitehorse Rd, Blackburn (1km)
Blackburn High School- Springfield Rd, Blackburn (900m)
Deakin Uni- Burwood Hwy, Burwood (8km)

Shops

Blackburn Square- Springfield Rd, Blackburn (700m)
Box Hill Central- Whitehorse Rd, Box Hill (2.1km)
Westfield- Doncaster Rd, Doncaster (5.4km)

Parks

Larch St Playground- Larch St, Blackburn (350m)
Blackburn Lake- Central Rd, Blackburn (2.4km)

Transport

Blackburn Train Station (1.7km)
Bus 270 Box Hill to Mitcham
Bus 303 City to Ringwood

Settlement

10% deposit, balance 30/60 days 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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