

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 2/7 Dewrang Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$788,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2024 to 31/03/2024 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	9 Kalka St BLACKBURN 3130	\$975,000	09/12/2023
2	2/5 Linden St BLACKBURN 3130	\$906,000	18/11/2023
3	2/9 Glen Ebor Av BLACKBURN 3130	\$880,000	18/01/2024

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: 18/04/2024 17:43



woodards 

2/7 Dewrang Crescent, Blackburn

Additional information

Council Rates: \$1677.50pa (Refer S32)
Water Rates: \$185pq plus usage approx. (Refer S32)
Owners Corp: Inactive- insurance only \$100pa
General Residential Zone Schedule 1
Significant Landscape Overlay Schedule 9
Land size: 184sqm approx.
Built: Circa 2012
Polished timber floorboards
New carpet in bedrooms
New blinds
6kw solar panels & invertor
Ducted heating & Split system AC unit
Large open plan living in dining with built in TV unit
Large kitchen with stone benchtops, feature pendant lights & excellent storage
Bosch Induction cooktop & Bosch electric oven
Bosch dishwasher
Electric wall heaters in bedrooms
Main bedroom with WIR & ensuite
Large paved courtyard
Oversized single garage with internal access

Rental Estimate

\$600 -\$630pw per week based on current market conditions

Close proximity to

Schools

Laburnum Primary- Janet St, Blackburn (1.5km)
St Thomas The Apostle primary- Central Rd, Blackburn (2.5km)
Box Hill High- Whitehorse Rd, Box Hill (700m)
Deakin Uni- Burwood Hwy, Burwood (6.1km)

Shops

Laburnum Village (IGA) – Salisbury Ave, Blackburn (650m)
Blackburn Square- Springfield Rd, Blackburn (2.3km)
Box Hill Central- Whitehorse Rd, Box Hill (2.1km)
Westfield- Doncaster Rd, Doncaster (4.8km)

Parks

Elmhurst Basin Reserve- Whitehorse Rd, Blackburn (850m)
Blacks Walk/ Kalang Park- Pakenham St, Blackburn (1.1km)
Blackburn Lake- Central Rd, Blackburn (2.6km)

Transport


Laburnum Train Station (800m)
Bus 271 Box Hill to Ringwood
Bus 279 Box Hill to Doncaster
Bus 703 Middle Brighton to Blackburn

Settlement


10% deposit, balance 30/60/90 days

Chattels

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



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939