

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 Kerr Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,612,635 Property Type House Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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 Majtlis St BLACKBURN NORTH 3130	\$1,280,000	23/03/2024
2	3 Aspinall Rd BOX HILL NORTH 3129	\$1,199,000	23/03/2024
3	8 Lupin St BLACKBURN NORTH 3130	\$1,120,000	09/11/2023

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:

12/04/2024 09:43



woodards 

2 Kerr Street, Blackburn

Additional information

Council rates: \$2430.05pa (Refer Section 32)
 Water Rates: \$185pq plus usage (Refer Section32)
 General Residential Zone- Schedule 4
 Significant Landscape Overlay- Schedule 9
 Land size: 596sqm approx.
 18.28m frontage
 Timber floorboards
 Gas cooktop
 Electric oven
 Flexible floorplan
 Ducted heating

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit, balance 30/60 days (neg)

Close proximity to

Schools

Kerrimuir Primary- Molbray St, Box Hill North (1.4km)
 Old Orchard Primary- Koonung Rd, Blackburn North (1.6km)
 Blackburn High- Springfield Rd, Blackburn (1.1km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.4km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
 Westfield Doncaster- Doncaster Rd, Doncaster (4km)

Parks

Stanley Reserve- Stanley Gr, Blackburn (700m)
 Elmhurst Basin- Elmhurst Rd, Blackburn (950m)
 Cootamundra Walk- Williams Rd, Blackburn (1.1km)

Transport

Laburnum Station (1.2km)
 Bus 279 Box Hill to Doncaster



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