

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

20 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,585,500 Property Type House Suburb Blackburn

Period - From 01/01/2023 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	28 Cootamundra Cr BLACKBURN 3130	\$1,550,000	22/12/2023
2	22 Pakenham St BLACKBURN 3130	\$1,516,000	25/11/2023
3	26 Jeffery St BLACKBURN 3130	\$1,370,000	09/12/2023

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:

29/02/2024 15:35



20 Naughton Grove, Blackburn

Additional information

Whitehorse Council Rates: TBC
Land size: 815sqm approx.
Building size: 140sqm approx.
Corner block
Naughton grove frontage - 19.2m
Carey Court frontage - 36m
Plans for the house available (building permit required)
Expansive front lounge
Double carport and garage

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

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor

Close proximity to

Schools Box Hill High School - zoned (2.5km)
Blackburn Lake Primary School - zoned (1.2km)
Blackburn Primary School - (2.1km)
St Thomas the Apostle Primary School - (700m)

Shops Blackburn South Shopping Strip - (1.2km)
Blackburn Station Village (1.7km)
Forest Hill Chase (1.5km)
Burwood One Shopping Centre (3.4km)

Parks Naughton Grove Playground (280m)
Blackburn Lake Sanctuary (240m)
Furness Park (600m)
Morton Park (1.1km)
Kalang Park (1.7km)

Transport Blackburn Station (1.7km)
Laburnum Station (2.2km)
Bus Route 703 - Main Street - Brighton to Blackburn
Bus Route 736 - Central Road - Mitcham to Blackburn
Bus Route 765 - South Parade - Mitcham to Box Hill



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