

# 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

22 Pakenham Street, Blackburn 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,528,000 Property Type House Suburb Blackburn

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	23 Aldinga St BLACKBURN SOUTH 3130	\$1,253,000	03/06/2023
2	2 Wright St BLACKBURN 3130	\$1,250,000	29/05/2023
3	21 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,215,000	19/08/2023

**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:

24/10/2023 15:13



## 22 Pakenham Street, Blackburn

### Additional information

Council Rates: \$TBA pa inc. FSL (approx.)  
General Residential Zone – Schedule 2  
Significant Landscape Overlay – Schedule 9  
Built 1961  
Aluminium clad weatherboard (1970's)  
4 bedrooms with BIRs  
Large living room  
Classic kitchen with upright stove and meals area  
Family bathroom with bath and shower, separate toilet  
Timber hardwood stumps  
Aquamax gas hot water service  
Two water tanks (1 on pump for the garden)  
Gas heater  
Ceiling fan

### Rental Estimate

\$550-\$580 per week based on current market conditions

**Land Size:** 724sqm (approx.)

### Chattels

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

### Close proximity to

#### Schools

Laburnum Primary School, Blackburn (zoned - 700m)  
Blackburn Primary School, Surrey Rd, Blackburn (2.1km)  
Box Hill High- Whitehorse Rd, Box Hill (zoned -850m)  
Deakin Uni- Burwood Hwy, Burwood (5.km)

#### Shops

Laburnum Village, Laburnum St, Blackburn (300m)  
Woolworths, Canterbury Rd, Blackburn South (1.5km)  
Box Hill Central, Whitehorse Rd, Box Hill (2.2km)  
Blackburn Square, Springfield Rd, Blackburn (2.3km)  
Forest Hill Chase, Canterbury Rd, Forest Hill (3.0km)  
Westfield Doncaster, Doncaster Road, Doncaster (5.7km)

#### Parks

Blacks Walk- Middleborough Rd, Blackburn (300m)  
Kalang Park- Kalang St, Blackburn (7000m)  
Blackburn Lake- Central Rd, Blackburn (2.1km)

#### Transport

Laburnum train station (350m)  
Blackburn train station (1.3km)  
Bus 703 Middle Brighton - Blackburn via Bentleigh  
Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

#### Settlement

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



**Cameron Way**  
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**Jackie Mooney**  
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