

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

2A Goodwin 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	2/13 Esdale St BLACKBURN 3130	\$1,317,000	25/11/2023
2	14 Clare St BLACKBURN 3130	\$1,210,000	01/03/2024
3	26 Peter Av BLACKBURN NORTH 3130	\$1,188,000	16/12/2023

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:

18/03/2024 15:25



woodards 

2A Goodwin Street, Blackburn

Additional information

Council Rates: \$1941.50pa (Refer Section32)
Water Rates: \$185 plus usage pq
General Residential Zone- Schedule 1
Significant Landscape Overlay- Schedule 9
Land size: 302sqm approx.
House size: 126sqm approx.
Built: Circa 2007
NBN connection
Ducted heating
Evaporative cooling
Reverse cycling unit
Feature pendant lighting
LED lighting throughout
Kitchen with stone benchtop & tiled splashback
Gas cooktop & electric oven
Dishwasher
Security doors
Low maintenance garden
Secure single carport

Rental Estimate

\$725pw based on current market conditions

Close proximity to

Schools

Whitehorse Primary- Junction Rd, Blackburn North (800m)
Blackburn Primary- Whitehorse Rd, Blackburn (1.1km)
Blackburn High- Springfield Rd, Blackburn (1.5km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.1km)
Box Hill Central- Whitehorse Rd, Box Hill (4.3km)
Westfield Doncaster- Doncaster Rd, Doncaster (5.8km)

Parks

Cootamundra Walk/ Playground- Via Elm St, Blackburn (400m)
Nicoll Park (off lead dog park) Nicoll St, Nunawading (350m)
Koonung Creek Trail- Surrey Rd, Blackburn North (1.7km)

Transport

Blackburn Station (2.2km)
Bus 270 Box Hill to Mitcham
Bus 271 Box Hill to Ringwood
Bus 273 The Pines to Nunawading
Bus 303 City to Ringwood North

Chattels

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

Settlement

10% deposit, balance 30/60 days



Julian Badenach
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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.