

# 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

3/19 Laburnum Street, Blackburn Vic 3130
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$800,000
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 & 

\$880,000
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### Median sale price

Median price 

\$761,000
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 Property Type 

Unit
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 Suburb 

Blackburn
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	1/7 Doulton Rd BLACKBURN 3130	\$920,000	08/09/2023
2	2/10 Ernest St BLACKBURN 3130	\$897,500	28/09/2023
3	1/53 Laburnum St BLACKBURN 3130	\$878,000	11/11/2023

**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: 

24/11/2023 12:17
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woodards 

## 3/19 Laburnum Street, Blackburn

### Additional information

Council Rates: \$TBCpa (Refer S32)  
Water Rates: \$187pw plus usage approx. (Refer S32)  
Owners Corp Fees: \$TBC (Refer S32)  
General Residential Zone Schedule 2  
Significant Landscape Overlay Schedule 9  
Land size: 245sqm approx.  
Central heating & evaporative cooling  
Floorboards throughout living area  
Updated kitchen  
4 burner gas cooktop  
Electric wall oven  
3 bedrooms with BIRs  
Renovated bathroom- fully tiled with WI shower  
Separate WC  
Solar panels  
Low maintenance courtyard  
Gas hot water- instantaneous  
Single lock up garage (auto door)

### Rental Estimate

\$550-\$600pw per week based on current market conditions

### Chattels

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

### Close proximity to

#### Schools

Laburnum Primary- Janet St, Blackburn (1.2km)  
St Thomas The Apostle primary- Central Rd, Blackburn (1.8km)  
Box Hill High- Whitehorse Rd, Box Hill (450m)  
Deakin Uni- Burwood Hwy, Burwood (5.8km)

#### Shops

Laburnum Village (IGA) - Salisbury Ave, Blackburn (110m)  
Woolworths- Canterbury Rd, Blackburn (2km)  
Forest Hill Chase- Canterbury Rd, Forest Hill (3.5km)  
Box Hill Central- Whitehorse Rd, Box Hill (2km)  
Westfield- Doncaster Rd, Doncaster (5.3km)

#### Parks

Blacks Walk/ Kalang Park- Pakenham St, Blackburn (750m)  
Blackburn Lake- Central Rd, Blackburn (2.1km)

#### Transport

Laburnum Train Station (130m)  
Bus 271 Box Hill to Ringwood  
Bus 279 Box Hill to Doncaster  
Bus 703 Middle Brighton to Blackburn

#### Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939