

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 3/33 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$761,000 Property Type Unit 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	1/1 Malabar Rd BLACKBURN 3130	\$1,230,000	30/09/2023
2	2/29 Laburnum St BLACKBURN 3130	\$1,172,000	16/09/2023
3	1/37 Esdale St BLACKBURN 3130	\$1,159,000	09/09/2023

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: 17/10/2023 12:12



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3/33 Elmhurst Road, Blackburn

Additional information

Council Rates: \$1,779.85 pa inc. FSL (approx.)
Owners Corporation: \$812pa (insurance only)
General Residential Zone – Schedule 1
Significant Landscape Overlay – Schedule 9
Built 1999
North facing rear – living bathed in natural light
Spacious formal living
Master bedroom with WIR and ensuite
Two bedrooms with BIRs
Family bathroom with bath and shower
Separate toilet
Low maintenance garden
Gas hot water service (new)
Ducted heating (new unit 2022)
Evaporative cooling
Double remote garage

Rental Estimate

\$580-\$630 per week based on current market conditions

Land Size: 306 sqm (approx.)

Close proximity to

Schools

Old Orchard Primary - Koonung Rd, Blackburn North (zone - 1.6km)
Blackburn Primary- Surrey Rd, Blackburn (1.5km)
Blackburn High School, Springfield Rd, Blackburn (zone - 1.4km)
Box Hill High- Whitehorse Rd, Box Hill (1.0km)
Deakin Uni- Burwood Hwy, Burwood (6.4km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.3km)
Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
Westfield- Doncaster Rd, Doncaster (4.7km)

Parks

Elmhurst Basin- Elmhurst Rd, Blackburn (350m)
Blacks Walk- Middleborough Rd, Blackburn (1.4km)
Blackburn Lake- Central Rd, Blackburn (2.4km)

Transport

Laburnum Train Station (900m)
Bus 271 Box Hill to Ringwood – Whitehorse Rd (450m)
Bus 279 Box Hill to Doncaster – Whitehorse Rd (450m)

Settlement

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

Chattels

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



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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.

Blackburn 100 South Parade 9894 1000

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