

# 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 Dora Avenue, 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 \$1,300,000 & \$1,430,000

### 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	36 Maple St BLACKBURN 3130	\$1,430,000	05/08/2023
2	68 Williams Rd BLACKBURN 3130	\$1,421,000	26/08/2023
3	3 Lagoona Ct BLACKBURN 3130	\$1,300,000	18/10/2023

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:

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woodards 

### 3 Dora Avenue, Blackburn

#### Additional information

Council Rates: \$TBC pa (Refer S32)  
Water Rates: \$187pq plus usage approx. (Refer S32)  
Residential Growth Zone Schedule 2  
Significant Landscape Overlay Schedule 9  
Land Size: 635sqm approx.  
21m frontage approx.  
Clinker brick home  
Gas ducted heating  
Split system AC unit  
Ceiling fans  
Large formal living room with gas heater  
Spacious main bedroom with renovated ensuite  
Gas cooktop, Electric wall oven, Dishwasher  
Solar panels  
Undercover entertaining area  
Garden sheds  
Double carport

#### Rental Estimate

\$700- \$750pwk 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 (850m)  
Box Hill High- Whitehorse Rd, Box Hill (110m)  
St Francis Xaviers Primary- Whitehorse Rd, Box Hill (800m)  
Our Lady of Sion- Whitehorse Rd, Box Hill (950m)  
Deakin Uni- Burwood Hwy, Burwood (5.1km)

##### Shops

Laburnum Village- Salisbury Ave, Blackburn (300m)  
Box Hill Central- Whitehorse Rd, Box Hill (1.6km)  
Blackburn Square- Springfield Rd, Blackburn (2km)  
Forest Hill Chase- Canterbury Rd, Forest Hill (3.6km)  
Westfield- Doncaster Rd, Doncaster (5km)

##### Parks

Blacks Walk- Middleborough Rd, Blackburn (550m)  
Box Hill City Oval- Whitehorse Rd, Box Hill (270m)  
Blackburn Lake- Lake Rd, Blackburn (2.9km)

##### Transport

Blackburn Train Station (200m)  
Bus 271 Box Hill to Ringwood  
Bus 279 Box Hill to Doncaster

##### Settlement

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



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