

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

38 The Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,585,500 Property Type House Suburb Blackburn

Period - From 01/01/2023 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	6 Jeffery St BLACKBURN 3130	\$1,700,000	02/03/2024
2	23 Eustace St BLACKBURN 3130	\$1,600,269	28/11/2023
3	28 Cootamundra Cr BLACKBURN 3130	\$1,550,000	22/12/2023

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:

02/04/2024 15:17



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38 The Avenue, Blackburn

Additional information

Whitehorse Council Rates: \$2,623.80 pa (approx.)
 Neighbourhood Residential Zone – Schedule 1
 Significant Landscape Overlay – Schedule 2
 Land size: 920sqm approx.
 Building size: 163sqm approx. excl bungalow
 Block frontage: 18.28m (approx.)
 Block depth: 50.29m (approx.)
 3-bedroom brick veneer home

Chattels

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

Close proximity to

Schools Laburnum Primary School (zoned – 1.4km)
 St Thomas the Apostle (850m)
 Box Hill High School (zoned – 1.1km)

Shops Blackburn Village (600m)
 Blackburn South Shops (1.2km)
 Blackburn Square (2.1km)
 Box Hill Central (2.5km)
 Forest Hill Chase (2.2km)

Parks Furness Park (450m)
 Morton Park (700m)
 Blackburn Lake (1.2km)

Transport Blackburn train station (350m)
 Laburnum train stations (800m)
 Bus route 765 – Mitcham -Box Hill
 Bus route 703 – Middle Brighton - Blackburn

Settlement

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



Rachel Waters
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