

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

4 Hastings Avenue, Blackburn South Vic 3130

Indicative selling price

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

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

Median sale price

Median price \$1,347,500 Property Type House Suburb Blackburn South

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

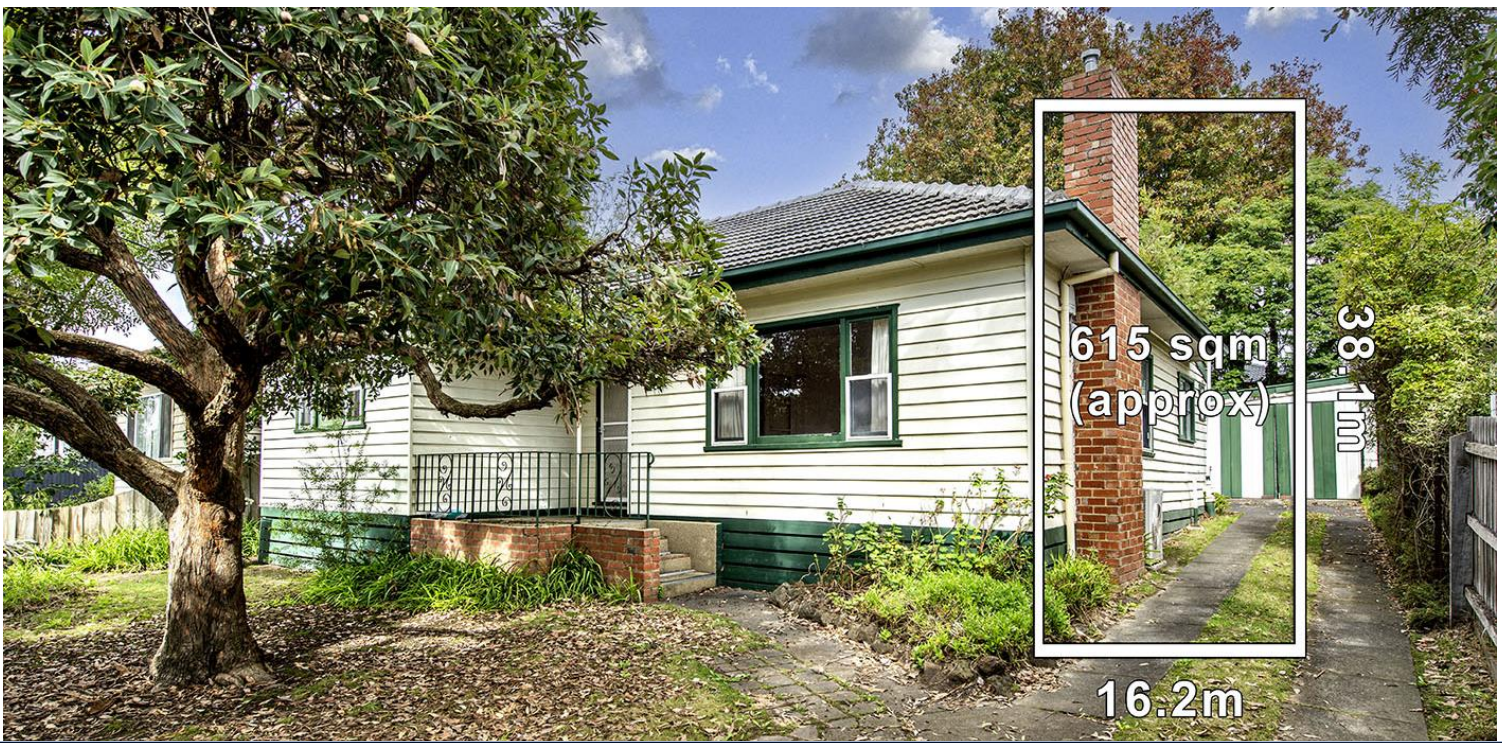
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Hastings Av BLACKBURN SOUTH 3130	\$1,190,000	02/03/2024
2	4 Brook Cr BOX HILL SOUTH 3128	\$1,100,000	02/03/2024
3	72 Baratta St BLACKBURN SOUTH 3130	\$990,000	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: 12/04/2024 10:59



woodards 

4 Hastings Avenue, Blackburn South

Additional information

Whitehorse city council rates: \$1,667.25 approx.
 Neighbourhood Residential Zone – Schedule 3
 Land size: 615m² (approx.)
 Building size: 121sqm (approx.)
 North facing front living
 Split system in living area
 Single level living
 Central kitchen
 Single lock up garage
 Deck entertaining area

Rental Estimate

\$550 per week (approx.) *subject to meeting Minimum Standards and Electrical/Gas Compliance checks

Chattels

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

Close proximity to

Schools

Orchard Grove Primary School – zoned (1.8km)
 St Luke the Evangelist Primary School (2km)
 Box Hill High School – zoned (350m)

Shops

Middleborough Road shops (250m)
 Burwood Brickworks (750m)
 Blackburn South shops (2.4km)
 Burwood One Shopping Centre (2.9km)
 Box hill Central (3.7km)

Parks

Orchard Grove Reserve (1.0km)
 Eley Park (1.0km)
 Wurundjeri Wetlands & Indra Road playground (550m)

Transport

Tram 75 – Docklands to Vermont South (1.6km)
 Laburnum Train Station (2.8km)
 Bus Route 735 – Box Hill to Nunawading
 Bus Route 733 – Oakleigh to Box Hill via Clayton

Settlement

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



Rachel Waters
0413 465 746



Mark Johnstone
0417 377 916