

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 Junction Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,243,600 Property Type House Suburb Blackburn North

Period - From 01/10/2023 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	2A Rialton Av BLACKBURN NORTH 3130	\$1,068,000	19/10/2023
2	6 Adina St BLACKBURN NORTH 3130	\$1,040,000	03/02/2024
3	4 Morrie Cr BLACKBURN NORTH 3130	\$1,000,000	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: 21/02/2024 13:40



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4 Junction Road, Blackburn North

Additional information

Whitehorse Council Rates: \$TBC

Water Rates: \$TBC

North facing

Gas ducted heating

Spilt system AC unit

Living with OFP (ornamental)

Separate Laundry

Gas cooktop

Electric oven

Dishwasher

Main bedroom with BIR

Carport

Rental Estimate

\$500-\$525 – subject to meeting minimum standards

Close proximity to

Schools

Whitehorse Primary- Junction Rd, Blackburn North (650m)

Blackburn High- Springfield Rd, Blackburn (1.5km)

Nunawading Christian College- Central Rd, Nunawading (3.7km)

Shops

Blackburn Square- Springfield Rd, Blackburn (1.1km)

Westfield Doncaster- Doncaster Rd, Doncaster (4.8km)

Box Hill Central- Whitehorse Rd, Box Hill (6km)

Parks

Slater Reserve- Grosvenor St, Blackburn North (350m)

Koonung Reserve (1.4km)

Nicoll Park- Nicoll St, Nunawading (1km)

Koonung Creek Trail – access via Surrey Road (900m)

Transport

Blackburn train station (2.1km)

Bus 901 Frankston to Melbourne Airport (200m)

Terms

30/60 or other such terms the vendor has agreed to in writing

Chattels

All fixed floor coverings and fixed light fittings as inspected



Rachel Waters

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Mark Johnstone

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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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