

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 Linum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$1,508,000 Property Type House Suburb Blackburn

Period - From 01/07/2022 to 30/06/2023 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	40 Clifton St BLACKBURN 3130	\$2,522,888	19/06/2023
2	9 Wellington Av BLACKBURN 3130	\$2,175,000	27/02/2023
3	48 Main St BLACKBURN 3130	\$2,015,000	23/05/2023

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: 08/08/2023 13:07



4 Linum Street, Blackburn

Additional information

Whitehorse Council Rates: \$3,796.00 approx.
 Land size: 1,350sqm approx.
 North facing 1928 weatherboard
 Modern kitchen with Gaggenau and Miele stainless steel appliances
 Gas ducted heating
 Reverse cycle cooling
 Underground power access paid for in full
 Large separate laundry
 Secure alarm
 Water tank and pump with auto sprinklers
 Entertainer's deck and gazebo
 Picturesque gardens
 Garden shed
 Large single carport & garage with workshop space

Rental Estimate

\$1,200 - \$1,300 per week (approx.)

Chattels

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

Close proximity to

Schools

Box Hill High School – Zoned (1.1km)
 Blackburn High School - (2.8km)
 Laburnum Primary School – zoned (1.3km)
 Blackburn Primary School - (2.0km)

Shops

Blackburn Village Shops (1.0km)
 Blackburn South Shops (1.2km)
 Forest Hill Chase (2.4km)
 Burwood Brickwork Shopping Centre (3.6km)
 Box Hill Central (2.5km)

Parks

Blacks Walk (400m)
 Furness Park (550m)
 Kalang Park (850m)
 Morton Park (1.3km)
 Blackburn Lake (1.9km)

Transport

Blackburn train station (1.0km)
 Laburnum train station (650m)
 Bus 703 Middle Brighton - Blackburn via Bentleigh
 Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

Settlement

30/60/90 days or any other such terms that have been agreed to in writing



Rachel Waters
0413 465 746



Cameron Way
0418 352 380