

# 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 48 Aldinga Street, Blackburn South 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,320,000 Property Type House Suburb Blackburn South

Period - From 01/10/2022 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	102 Fulton Rd BLACKBURN SOUTH 3130	\$1,100,000	09/09/2023
2	1 Christine St BLACKBURN SOUTH 3130	\$1,100,000	09/09/2023
3	129 Eley Rd BLACKBURN SOUTH 3130	\$1,050,000	31/07/2023

**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: 31/10/2023 08:50



## 48 Aldinga Street Blackburn South

### Additional information

Located in the Box Hill High School zone  
 Neighbourhood Residential Zone-Schedule 3 (NRZ3)  
 Significant Landscape Overlay-Schedule 9 (SL09)  
 Council Rates-TBC  
 Water Rates-TBC  
 4 bedrooms  
 2 living zones  
 Bathroom  
 Well-sized kitchen  
 Laundry  
 Great surrounding gardens  
 Shed  
 Single garage  
 Single carport

### Rental Estimate

\$380-\$400 per week (approx.)

### Chattels

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



**Mark Johnstone**  
0417 377 916



**Cameron Way**  
0418 352 380

### Close proximity to

**Schools** Box Hill High School – Zoned (2.6km)  
 Forest Hill College - (2.9km)  
 Orchard Grove Primary School – zoned (800m)  
 Laburnum Primary School – (1.8km)

**Shops** Burwood brickworks (1.6km)  
 Laburnum Village (2.4km)  
 Forest Hill Chase (3.1km)  
 Box Hill Central (3.7km)  
 Blackburn Square (4.2km)

**Parks** Wurundjeri Wetlands (350m)  
 Orchard Grove Reserve (750m)  
 Mahoneys Reserve (2.7km)  
 Blackburn Lake Sanctuary (3.3km)

**Transport** Laburnum train station (2.5km)  
 Blackburn train station (3.0km)  
 Bus 733 Box Hill - Ringwood

### Settlement

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