

# 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 5/185 Canterbury Road, Blackburn 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 \$620,000 & \$680,000

### Median sale price

Median price \$722,000 Property Type Unit 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	18/305 Canterbury Rd FOREST HILL 3131	\$690,000	01/01/2024
2	3/366-368 Springvale Rd FOREST HILL 3131	\$628,000	14/10/2023
3	1/14 Charlotte St BLACKBURN SOUTH 3130	\$625,000	17/02/2024

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: 13/03/2024 10:02



woodards 

## 5/185 Canterbury Road Forest Hill

### Additional information

Owners Corporation fee- TBC  
 Council Rates-TBC  
 Water Rates-TBC  
 2 bedroom renovated unit.  
 Approved plans for a walk in robe and attic storage.  
 Modern kitchen with stainless steel appliances,  
 dishwasher and a full corner pantry.  
 Splendid living and dining zone.  
 Exquisite garden filled with established blooms and  
 complimented by decked entertaining.  
 Bright master bedroom with robes and a cleverly  
 designed ensuite.  
 Second robed bedroom served by a crisp white central  
 bathroom.  
 Brand new engineered wood floors with a warming  
 walnut finish.  
 Split system heating and cooling.  
 Plantation shutters throughout.  
 Secure auto carport.  
 Storage shed.  
 Laundry amenity.

### Rental Estimate

\$480 - \$520 per week (approx.)

### Chattels

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

### Close proximity to

**Schools** Blackburn Lake Primary School – Zoned (960m)  
 Orchard Grove Primary School – (1.21km)  
 Forest Hill College – Zoned (1.88km)  
 Box Hill High School – (2.24km)

**Shops** Forest Hill Chase (1.0km)  
 Burwood One Shopping Centre (2.6km)  
 Burwood Brickworks Shopping Centre (3.8km)  
 Box Hill Central (4.0km)

**Parks** Masons Road Basin Reserve (350m)  
 Furness Park (1.0km)  
 Blackburn Lake Sanctuary (1.2km)  
 Morton Park (1.6km)

**Transport** Blackburn train station (1.9km)  
 Laburnum train station (2.4km)  
 Bus 703 Middle Brighton - Blackburn  
 Bus 765 Mitcham - Box Hill

### Settlement

10% deposit, 60/90 days or any other such terms that have  
 been agreed to in writing by the vendor



**Mark Johnstone**  
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**Rachel Waters**  
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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.