

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 Linum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,528,000 Property Type House Suburb Blackburn

Period - From 01/07/2023 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	7 Linum St BLACKBURN 3130	\$2,475,000	26/05/2023
2	4 Linum St BLACKBURN 3130	\$2,460,000	21/10/2023
3	46 Gardenia St BLACKBURN 3130	\$2,196,000	17/06/2023

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:

23/10/2023 13:42



5 Linum Street, Blackburn

Additional information

Council Rates: \$3,022.00 approx.
Land size: 788sqm approx.
Building size: 275sqm approx.
Parquetry timber floorboards
Heat & Glo gas fireplace in formal living room
Split system conditioning in formal living room
Modern kitchen with stone benches, gas cooktop & dishwasher
Gas ducted heating
3 x living zones
Large laundry with storage and drying cupboard
Large rumpus room
Double remote garage
Outdoor entertaining courtyard with retractable awning
Built in outdoor BBQ
Well maintained landscaped garden
2 x water tanks with pumps
Sensor lights & secure entry
Built in audio system
Wired for security system
Natural light throughout

Rental Estimate

\$900 - \$1000 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings, window furnishings, bar refrigerator, wall mirror in dining room, under bench freezer, wine temperature-controlled cabinet and billiard table as inspected.



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

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

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