

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 55 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,481,000 Property Type House Suburb Blackburn

Period - From 01/04/2022 to 31/03/2023 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	3 Rosalind Cr BLACKBURN 3130	\$1,510,000	05/05/2023
2	3 Molleton St BLACKBURN 3130	\$1,440,000	25/02/2023
3	43 Drummond St BLACKBURN SOUTH 3130	\$1,350,000	09/05/2023

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: 30/05/2023 14:53



woodards 

55 Main Street, Blackburn

Whitehorse Council Rates: \$2176
 Land size: 817sqm approx.
 1940's art deco charm
 1980's extension
 High ceilings and decorative cornices
 Gas ducted heating
 Evaporative cooling
 Open fire place (working)
 Dishlex dishwasher
 Electric oven and cooktop 600mm
 Updated main bathroom
 Separate laundry with storage
 Hot water service
 Water tank
 Garden shed
 Secure alarm
 Covered alfresco decking
 Rainwater tanks
 Double carport

Rental Estimate

\$600 - \$650 per week (approx.)

Chattels

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



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

Close proximity to

Schools Laburnum Primary School (zoned) - 1.7km
 Blackburn Primary School - 1.5km
 Box Hill High School (zoned) - 1.6km

Shops Blackburn Station Village - 500m
 Blackburn South Shopping Strip - 1km
 Laburnum Village - 1km
 Forest Hill Chase Shopping Centre - 2.2km
 Box Hill Central 2.9km

Parks Furness Park & Blacks Walk - 75m
 Blackburn Lake - 1.5km
 Morton Park - 900m

Transport Blackburn train station - 500m
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Settlement

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

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.