

# 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

6 Hamilton Avenue, 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,612,635 Property Type House Suburb Blackburn

Period - From 01/10/2023 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.

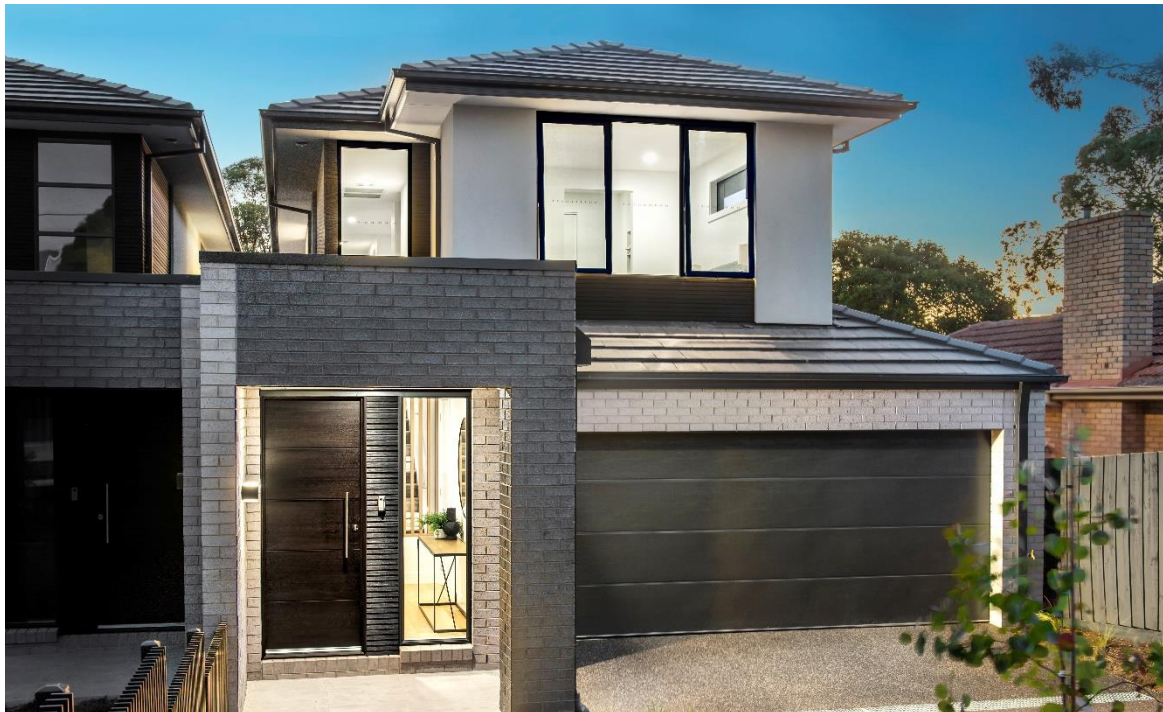
	Address of comparable property	Price	Date of sale
1	15 Harold St BLACKBURN 3130	\$2,090,000	11/11/2023
2	15a Harold St BLACKBURN 3130	\$2,090,000	11/11/2023
3	3a Harcourt St BLACKBURN NORTH 3130	\$1,805,000	29/11/2023

**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:

14/02/2024 09:27



woodards 

## 6 Hamilton Avenue, Blackburn

### Additional information

Council Rates: \$TBC

Water Rates: \$TBC

House size: 305sq including garage (283.7m<sup>2</sup>)

Land size: 431sqm approx.

Brand new- Builder Martex Built

Bosch security alarm

Video intercom

3.7m ceilings (rear living area)

2.7m upstairs

Engineered European Oak floorboards

Wool mix carpet

Ducted heating & add on refrigerated cooling

Bosch 900mm induction cooktop

Bosch 900mm electric oven

Bosch semi-integrated dishwasher

Bespoke cabinetry

Stone benchtops

Fully tiled bathrooms

Light court/ terrace

Undercover deck

Double garage with internal access

### Rental Estimate

\$1000pw based on current market conditions



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

### Close proximity to

#### Schools

Orchard Grove Primary- Koonung Rd, Blackburn North (1.5km)

Blackburn Primary- Whitehorse Rd, Blackburn (1.8km)

Blackburn High- Springfield Rd, Blackburn (1.2km)

#### Shops

Blackburn Square- Springfield Rd, Blackburn (1.2km)

Box Hill Central- Whitehorse Rd, Box Hill (2.5km)

Westfield Doncaster- Doncaster Rd, Doncaster (4.5km)

#### Parks

Stanley Reserve- Stanley Gr, Blackburn (450m)

Elmhurst Basin- Elmhurst Rd, Blackburn (450m)

Cootamundra Walk- Williams Rd, Blackburn (800m)

#### Transport

Blackburn Station (1.5km)

Laburnum Station (1.2km)

Bus 279 Box Hill to Doncaster

#### Chattels

All fixed floor coverings, fixed light fittings as inspected

#### Settlement

10% deposit, balance 30/60 days (neg)