

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

7/19 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/04/2023

to

30/06/2023

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		
2		
3		

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:

02/08/2023 15:19



7/19 Laburnum Street, Blackburn

Additional information

Council Rates: \$1,500 pa inc. FSL (approx.)
 Owners Corporation: \$1,632 pa (\$408 per qtr)
 Significant Landscape Overlay – Schedule 2
 Living area with built in shelving and floating floors
 Kitchen with Westinghouse oven, 4 burner gas cooking, Dishlex dishwasher
 Master bedroom with WIR and ensuite effect bathroom
 Two further bedrooms (1 with BIR)
 Bathroom with shower and bath
 Separate toilet
 Undercover alfresco area with decking and low maintenance garden
 Single remote garage
 Ducted heating
 Fans in bedrooms

Rental Estimate

\$500-\$550 per week under current market conditions

Land Size: 137sqm (approx.)

Close proximity to ...

Schools Laburnum Primary School - Blackburn (zoned - 1.5km)
 Blackburn Lake Primary School (3.3km)
 St Thomas The Apostle - Central Rd, Blackburn (1.9km)
 Box Hill High School, Box Hill (zoned – 650m)

Shops Laburnum Village, Blackburn (150m)
 Blackburn South Shopping Centre (2.1km)
 Blackburn Square - Springfield Rd, Blackburn (2.1km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.0km)
 Forest Hill Chase- Canterbury Rd, Blackburn (3.0km)
 Westfield Doncaster-Doncaster Road (5.4km)

Parks Blacks Walk/Creeklands- (800m)
 Blackburn Lake- Central Road, Blackburn (2.1km)
 Morton Park. Central Rd. Blackburn (1.5km)

Transport Laburnum Train Station (200m)
 Bus 271 Box Hill – Ringwood via Park Orchards
 Bus 279 Box Hill – Doncaster SC via Middleborough Rd

Settlement

10% deposit, 30/60/90 days or any other such terms that have been agreed to in writing

Chattels

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



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901