

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

78 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,585,500 Property Type House 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	123 Main St BLACKBURN 3130	\$1,150,000	07/10/2023
2	328 Middleborough Rd BLACKBURN 3130	\$1,008,000	14/10/2023
3	9 Kalka St BLACKBURN 3130	\$975,000	09/12/2023

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:

23/01/2024 15:27



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78 Main Street, Blackburn

Whitehorse Council Rates: \$1,787.10
Land size: 433m² approx.
North facing single level villa
Freshly painted
Large north facing front living
Timber kitchen with gas cooktop, chef oven and ASKO dishwasher
2 x bedrooms with BIRs
Central bathroom with separate toilet
2 x private courtyards
Ducted heating
Split system in living area
Double lock up garage

Rental Estimate

\$480 per week (approx.)

Chattels

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

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.



Rachel Waters
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Mark Johnstone
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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.

Blackburn 100 South Parade 9894 1000

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