

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 8 Granya Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,390,000

Median sale price

Median price \$1,355,000 Property Type House Suburb Blackburn South

Period - From 01/04/2023 to 31/03/2024 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 Monash Gr BLACKBURN SOUTH 3130	\$1,545,000	02/03/2024
2	19 Branksome Gr BLACKBURN SOUTH 3130	\$1,310,000	03/04/2024
3	3 Granya Ct BLACKBURN SOUTH 3130	\$1,245,000	24/02/2024

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: 29/04/2024 14:30



woodards 

8 Granya Court, Blackburn South

Additional information

Whitehorse Council rates: TBC
Neighbourhood Residential Zone – Schedule 3
Building size:
Land size: 611sqm approx.
2 x living zones
Modern kitchen with gas stove top, omega dishwasher
Updated bathroom with separate toilet
Laundry with storage
Gas ducted heating
Airconditioning
Double garage and carport

Rental Estimate

\$650-\$700 per week approx.

Chattels

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

Close proximity to

- Schools** Forest Hill College – Zoned (2.3km)
Box Hill High School - (3.7km)
Orchard Grove Primary School – zoned - (1.0km)
Burwood Heights Primary School - (2.0km)
- Shops** Forest Hill Chase Shopping Centre (1.3km)
Burwood One Shopping - (2.2km)
Blackburn Village Shops (2.4km)
Burwood Brickworks Shopping Centre (3.0km)
- Parks** Vernon Street Reserve (500m)
Faulkner Street Park (550m)
Mahoney's Reserve (1.5Km)
- Transport** Blackburn train station (2.6km)
Bus 703 Middle Brighton - Blackburn via Clayton
Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Rachel Waters
0413 465 746



Cameron Way
04118 352 380