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
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Median sale price

Median price	\$1,355,000	Pro	perty 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

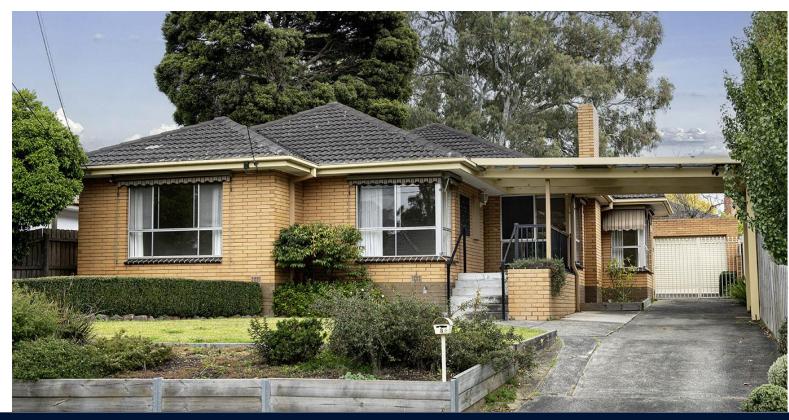
Add	dress of comparable property	Price	Date of sale
1	3 Monash Gr BLACKBURN SOUTH 3130	\$1,545,000	02/03/2024
2	19 Branksome Gr BLACKBURN SOUTH 3130	\$1,310,000	03/04/2024
3	3 Granya Ct BLACKBURN SOUTH 3130	\$1,245,000	24/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





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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

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.