

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 9 Bond Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,345,000 Property Type House Suburb Blackburn South

Period - From 01/07/2023 to 30/09/2023 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	14 Rodney CI BLACKBURN SOUTH 3130	\$1,220,000	24/06/2023
2	17 Somerset Ct BLACKBURN SOUTH 3130	\$1,201,000	21/10/2023
3	1 Christine St BLACKBURN SOUTH 3130	\$1,100,000	09/09/2023

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: 22/11/2023 09:24



woodards 

9 Bond Avenue, Blackburn South

Additional information

Council Rates: \$TBA inc FSL (refer to Section 32)
Neighbourhood Residential Zone Schedule 3 (NRZ3)
Significant Landscape Overlay Schedule 9 (SLO9)
Open- plan living and dining with bifold doors to alfresco

Kitchen with stone benchtops and Miele dishwasher and 5 burner Miele gas stove and Bosch double oven
Master bedroom with BIRs and renovated ensuite
2 bedrooms with BIRs
Updated family bathroom with shower over bath
Freshly painted throughout
Ducted reverse cycle heating and cooling
Polished floorboards
Security shutters
Alarm system
Two water tanks
Extra storage/shed behind tandem garage

Land Size

586sqm (approx.)

Rental Estimate

\$580-\$630 per week based on current market conditions

Close proximity to ...

Schools Orchard Grove Primary School (zoned - 1.5km)
Forest Hill College, Mahoneys Road (zoned -1.9km)
Emmaus College (2.6km)
Deakin University (5.1km)

Shops Burwood One Shopping Centre (1.8km)
Forest Hill Chase (1.6km)
Blackburn South Shopping Centre (2.8km)
Burwood Brickworks (3.0km)

Parks Wurundjeri Walk, Blackburn South (1km)
Eley Park, Blackburn South (1.9km)
Orchard Grove Reserve (1.8km)
Mahoneys Reserve (and off lead dog park) (1.4km)

Transport Tram 75 Ethiad Stadium Docklands- Vermont South (2km)
Blackburn train station (2.9km)
Bus 703 Middle Brighton - Blackburn via Clayton (400km)

Settlement

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

Chattels

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



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901