

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

14 Camellia Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,329,500 Property Type House Suburb Blackburn North

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	67 Esdale St NUNAWADING 3131	\$1,665,000	03/02/2024
2	9 Lantana St BLACKBURN NORTH 3130	\$1,600,000	23/11/2023
3	22 Primrose St BLACKBURN NORTH 3130	\$1,525,000	02/12/2023

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: 07/03/2024 09:36



woodards 

14 Camellia Street, Blackburn North

Additional information

Council Rates: \$TBC
Water Rates: \$TBC
General Residential Zone- Schedule 3
Significant Landscape Overlay- Schedule 9
Vegetation Protection Overlay- Schedule 1
Land size: 624sqm approx.
North facing
Ducted heating
Ceiling fan
Reverse cycle AC unit
Lopi freestanding wood fireplace
Formal living and dining
Spacious main bed with WIR & updated ensuite
Kitchen with stone benchtop
Electric wall oven & 900mm gas cooktop
Dishwasher
Great storage space
Undercover patio
Fruit trees & veggie garden beds
Double garage (auto door)
Security doors

Rental Estimate

\$650pw based on current market conditions



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Old Orchard Grove Primary- Koonung Rd, Blackburn North (280m)
Blackburn High- Springfield Rd, Blackburn (1km)

Shops

Blackburn Square- Springfield Rd, Blackburn (800m)
Box Hill Central- Whitehorse Rd, Box Hill (4km)
Westfield Doncaster- Doncaster Rd, Doncaster (4.1km)

Parks

Koonung Reserve- Springfield Rd, Blackburn North (800m)
Koonung Creek Trail- Koonung Rd, Blackburn North (550m)

Transport

Blackburn Station (1.8km)
Bus 270 Box Hill to Mitcham
Bus 279 Box Hill to Doncaster
Bus 303 City to Ringwood North

Chattels

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

Settlement

10% deposit, balance 30/60 days