



1. Property Data

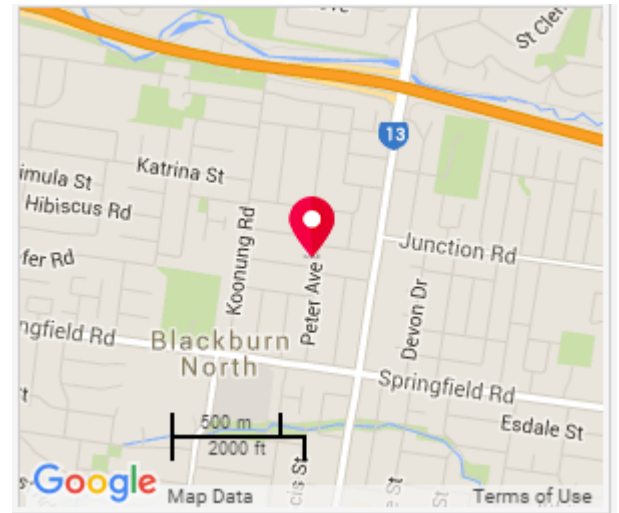
27 Wilton Street, Blackburn North 3130

Premium Corner & Family Home

This well presented and attractive five bedroom, three bathroom home occupies a spacious allotment on a corner block (755m² approx. Gen Res Zone no overlays) and is designed for practical living.

The location is a winner and the lifestyle benefits surrounded by amenities make this property a fantastic find in a family-friendly pocket of Blackburn North.

A desirable location within walking distance to Old Orchard Primary school, Koonung Park, Blackburn High school and the convenience of Blackburn North shopping centre. It is also handy to Blackburn train station and village, plus the Eastern Freeway is easy accessible for those who commute to the CBD.



2. Land Details

Land size - 755 sqm

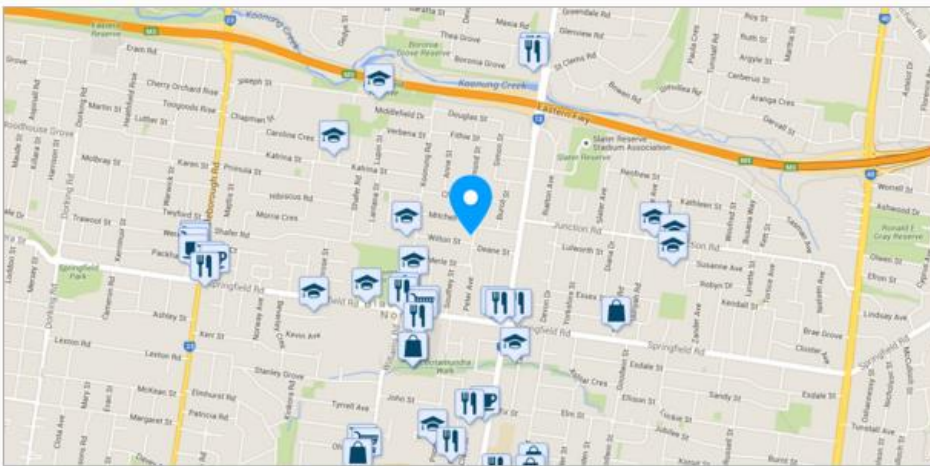
\$1,250,000 Private Sale

3. Walkscore Details

Walk Score
58
Somewhat Walkable
Some errands can be accomplished on foot.

[About your score](#)

[Add scores to your site](#)



4. Photos

Aerial view



Street view



5. Land Services Details

Address: 27 WILTON STREET BLACKBURN NORTH 3130

Lot / Plan: Lot 58 LP10773

Local Government (Council): WHITEHORSE Council Property Number: 209110

Directory Reference: Melway 48 A6

Planning Zone

[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 3](#)



6. Recent Sales Details



2/16 Merle Street, Blackburn North Price \$905,000 Beds 3 Baths 2 Car 1 Dist 190m Date 25/6/2015

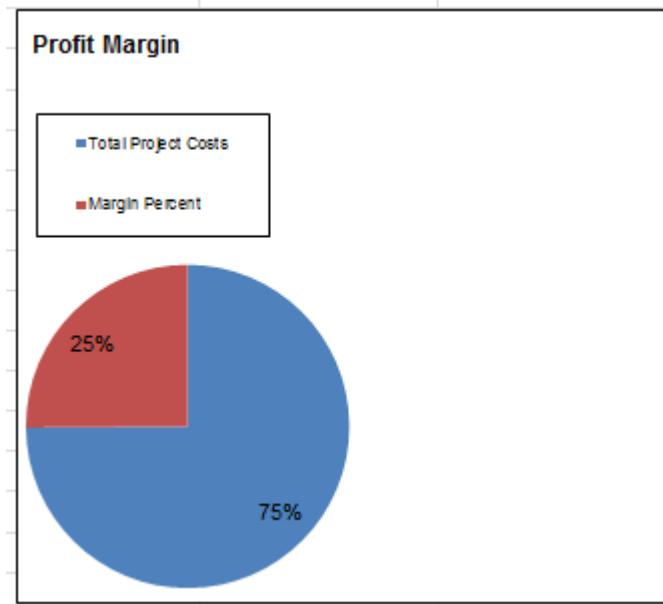
28 Marchiori Road, Blackburn North Price \$850,000 Beds 3 Baths 2 Car 2 Dist 780m Date 30/6/2015

7. Feasibility Report

Proposed Development:

4 x 3 bed 3 baths - Average sell price for each unit \$890,000

	Values
Land Cost	\$1,250,000.00
Land Size	755
Number of Units	4
Price Per Unit	\$890,000.00
Cost Per M2	\$1,600.00
Unit Size SQRS	19
Rental Weeks	36
Approval Required	Yes
Selling Costs	Yes
Site Finder Fee	No
Council	Whitehorse



Summary	Values
Gross Sales Revenue	\$3,585,961.54
Less Selling Expenses	\$85,880.00
Net Sales Proceeds	\$3,500,081.54
Less Land Cost	\$1,250,000.00
Less Development Costs	\$1,254,240.48
Less Purchase Costs	\$90,939.50
Less Interest Charges	\$119,507.74
Gross Proceeds	\$785,393.83
GST Adjustment	\$77,306.53
Net Income	\$708,087.30
Total Project Costs	\$2,877,874.24
Profit Margin	\$708,087.30
Margin Percent	25%
Max Land Value	\$1,240,894.99
Min Unit Price	\$892,584.41

Details	Values
Land Equity	\$250,000.00
Construction Equity	\$202,240.00
Project Weeks	78

Building Cost	\$1,011,200.00
Selling Price	\$3,560,000.00
Gross Income	\$3,585,961.54
Development Sales	\$3,560,000.00
Rental Income	\$25,961.54

Income GST	\$210,000.00
GST Costs	\$132,693.47
GST ToPay	\$77,306.53
Purchase Costs	\$90,939.50

Site Finder Fee	\$0.00
Finance Costs	\$1,500.00
Land Valuation	\$500.00
Application Fee1	\$500.00
Application Fee2	\$500.00
Settlement Costs	\$71,227.00
Stamp Duty Land	\$68,750.00
Mortgage Registration Fee	\$111.00
Land Transfer Fee	\$1,366.00
Conveyancing Buy	\$1,000.00
Rates And Taxes	\$18,212.50
Council Rates	\$5,625.00
Water	\$1,312.50
Sewer	\$1,312.50
Electricity	\$2,500.00
Land Tax	\$7,462.50

Total Develop Costs	\$1,459,628.21
Development Costs	\$1,254,240.48
DevCosts ExclMgmt	\$1,217,709.20
Construction Costs	\$1,185,831.20
Building Cost	\$1,011,200.00
Finance Establishment	\$12,500.00
Working Drawings	\$20,224.00
Quantity Estimating	\$5,056.00
Structural Engineer	\$10,112.00
Building Surveyor	\$6,067.20
Traffic Engineer	\$3,033.60
Fire Engineer	\$2,022.40
Demolition	\$15,000.00
Fencing	\$5,056.00
Landscaping	\$20,224.00
Water Contribution	\$3,750.00
Energy Contribution	\$3,750.00
Open Space Levy	\$37,500.00
Contingency	\$30,336.00
Planning Permit	\$20,753.00
Drafting	\$12,000.00
Land Surveyor	\$3,000.00
Town Planning	\$1,000.00
Engineer Report	\$1,200.00
Arborist Report	\$1,200.00
Landscape Design	\$1,200.00
Planning App Fee	\$1,153.00
Sub Division Costs	\$8,000.00
Maint Costs	\$3,125.00
Insurance	\$1,250.00
Maintenance	\$1,875.00
Management Fee	\$36,531.28

Interest Costs	\$119,507.74
Interest On Land	\$90,000.00

Const Interest	\$29,507.74
Selling Costs	\$14,680.00
Conveyancing Sell	\$4,000.00
Marketing Costs	\$10,680.00
Selling Fees	\$71,200.00

Costs Excluding Land	\$1,627,874.24
Development Costs	\$1,459,628.21
Purchase Costs	\$90,939.50
GST Adjust	\$77,306.53

Total Cash Required	\$745,776.51
Land Equity	\$250,000.00
Const Equity	\$202,240.00
Total Interest	\$119,507.74
Purchase Costs	\$90,939.50
Permit Costs	\$20,753.00
Sub-Division Costs	\$8,000.00
Maint Costs	\$3,125.00
Selling Costs	\$14,680.00
Management Fee	\$36,531.28

Return On Cash	95%
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Note: The information contained in this 'Property Feasibility Report' does not guarantee the results, as shown. It is meant as a guide and you should consult your own financial and property experts, to verify the outcomes.