



18 Orchard Grove, Blackburn South

Additional Information

Land size: 600sqm
 Brand new
 Spotted gum timber flooring
 Caesarstone benchtops
 Gessi tapware & rain showers
 Formal front lounge
 Central family and dining area
 Elegant feature lighting
 State of the art kitchen with butler's pantry
 Miele appliances including a coffee machine, steam oven, warming oven, and integrated fridge and freezer
 Wine storage room
 Downstairs powder room
 Master bedroom with walk in robe & ensuite with freestanding bath
 Large patio with built-in BBQ
 Easy care garden with courtyard space
 Hydronic heating
 Refrigerated cooling
 Ducted vacuum
 Remote control blinds
 Secure alarm & video intercom
 Rainwater tank
 Remote security gate
 Double remote garage
 CCTV

Deadline Private Sale

Closing Tuesday 12th December at 5pm

Contact

Luke Banitsiotis – 0402 261 116
 Julian Badenach – 0414 609665

Close proximity to

Schools

St Luke The Evangelist School – 210m
 Orchard Grove Primary School – 750m
 Laburnum Primary School – 1.5km
 Box Hill High School (Zoned) – 2.3km
 Forest Hill College – 3km

Shops

Blackburn South Shopping Strip – 270m
 Forest Hill Chase Shopping Centre – 1.7km
 Burwood East Shops & Woolworths – 3.4km
 Burwood One – 3.8km

Parks

Wurundjeri Walk – 800m
 Furness Park – 850m
 Eley Park – 2.4km
 Blackburn Lake Sanctuary – 2.6km
 RHL Sparks Reserve – 1.5km

Transport

Wandinong Bus Interchange – 650m
 Bus 703 – Middle Brighton – Blackburn via Bentleigh, Clayton, Monash University.
 Bus 765 – Mitcham – Box Hill via Brentford Square, Forest Hill, Blackburn
 Blackburn Station – 1.6km
 Laburnum Station – 2.5km

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

18 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,194,500

House

X

Unit

Suburb Blackburn South

Period - From 01/07/2017

to

30/09/2017

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		
2		
3		

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.

18 Orchard Grove, Blackburn South Vic 3130

woodards 

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

September quarter 2017: \$1,194,500



 3  1  2

Rooms:

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties

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.

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.