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18 Orchard Grove, Blackburn South

Additional Information	Close pi	Close proximity to		
Land size: 600sqm Brand new Spotted gum timber flooring Caesarstone benchtops Gessi tapware & rain showers Formal front lounge Central family and dining area	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		
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	Shops	Blackburn South Shopping Strip — 270m Forest Hill Chase Shopping Centre — 1.7km Burwood East Shops & Woolworths — 3.4km Burwood One — 3.8km		
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	Parks	Wurundjeri Walk – 800m Furness Park – 850m Eley Park – 2.4km Blackburn Lake Sanctuary – 2.6km RHL Sparks Reserve – 1.5km		
Secure alarm & video intercom Rainwater tank Remote security gate Double remote garage CCTV	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

Deadline Private Sale

Closing Tuesday 12th December at 5pm

Contact Luke Banitsiotis – 0402 261 116 Julian Badenach – 0414 609665

Blackburn 100 South Parade 9894 1000

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

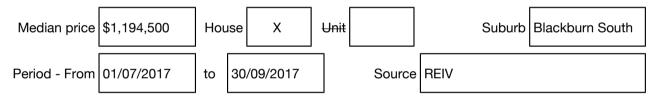
Address	18 Orchard Grove, Blackburn South Vic 3130
Including suburb and	
postcode	

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



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 sixmonths 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House Land Size: 600 sqm approx Agent Comments Luke Banitsiotis 03 9894 1000 0402 261 116 Ibanitsiotis@woodards.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price September quarter 2017: \$1,194,500

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.

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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.