



# 33 Boyd Street, Blackburn South

## Additional information

Land size: 540 sqm approx.

Council rates: \$1,620.55 pa (approx.)

Yarra Valley Water rates: \$159.69

North facing rear yard

Concrete stumps

Roof repointed 18mths ago

Formal entrance hall

L shaped lounge and dining with gas heater and

reverse cycle heat/cool unit

Four bedrooms all with BIRs

Polished hardwood floorboards under carpet

Central bathroom with separate bath and shower

Separate toilet

Electric upright stove

External sunblinds

Single garage plus single carport

## Potential rental return

\$460.00 -\$480.00 per week

#### Chattels

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

### Contact

Julian Badenach 0414 609 665 Jessica Hellmann 0411 034 939

# Close proximity to

#### Schools

Orchard Grove Primary School- Orchard Gr, Blackburn South (1.3km)

Forest Hill College- Mahoneys Rd, Burwood East (1.7km)

PLC- Burwood Hwy, Burwood (5.7km)

Deakin University- Burwood Hwy, Burwood (5.6km)

### Shops

Blackburn South Shops- Canterbury Rd, Blackburn (1.7km)

Forest Hill Chase- Canterbury Rd, Forest Hill (1.1km)

Burwood One- Burwood Hwy, Burwood East (2.3km)

## Parks/ Recreational

Blackburn Lake Sanctuary- Lake Rd, Blackburn (2.2km)

Zap Fitness- Blackburn Rd, Blackburn (2.5km)

Nunawading Aqualink- Fraser Pl, Forest Hill (2.8km)

## Transport

Bus route 703- Middle Brighton to Blackburn via Monash Uni

Blackburn train station (2.9km)

#### Terms

10% deposit, balance 60 days or other such terms which the vendor has agreed to in writing prior to the commencement of the auction  $\,$ 

## Auction

Saturday 2<sup>nd</sup> December at 11am



# 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	33 Boyd Street, 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	\$1,000,000	&	\$1,100,000

# Median sale price

Median price	\$1,194,500	Hou	se X	Unit		Suburb	Blackburn South
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

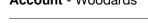
# Comparable property sales (\*Delete A or B below as applicable)

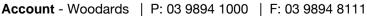
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1 Elemheim Ct BLACKBURN SOUTH 3130	\$1,100,000	09/09/2017
2	2 Tonmar Ct FOREST HILL 3131	\$1,075,000	13/05/2017
3	18 Tainton Rd BURWOOD EAST 3151	\$1,061,500	02/09/2017

## 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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Rooms: 6

Property Type: House Land Size: 540 sqm approx

Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2017: \$1,194,500

# Comparable Properties



1 Elemheim Ct BLACKBURN SOUTH 3130

(REI)

**=**3



Price: \$1,100,000 Method: Auction Sale Date: 09/09/2017

Rooms: 6

Property Type: House (Res) Land Size: 560 sqm approx

**Agent Comments** 









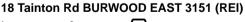
**6** 

Price: \$1,075,000 Method: Private Sale Date: 13/05/2017

Rooms: 8

Property Type: House (Res) Land Size: 530 sqm approx **Agent Comments** 









**=** 3

Price: \$1,061,500 Method: Auction Sale Date: 02/09/2017 Rooms: 6

Property Type: House (Res) Land Size: 598 sqm approx

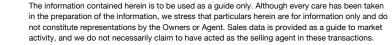
Agent Comments



Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

propertydata

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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.