



woodards

9 Shawlands Avenue, Blackburn South

Additional information

Council Rates: \$2,240.65 inc. FSL (refer to S32)
Neighbourhood Residential Zone- Schedule 3
Significant Landscape Overlay- Schedule 9
Built 1948; extension 1994
Large lounge with bay tinted windows, open fireplace, decorative cornices and picture rails
Master bedroom with WIR and ensuite with bath and shower
Two bedrooms with BIRs, fourth bed/study
Kitchen with large pantry, Westinghouse oven, St George gas cooking, and Dishlex dishwasher
Family bathroom with shower and adjoining toilet
New roller blinds throughout
Gas heated pool/spa (fully compliant)
Ducted heating
Split system in family room 9kw) air-con.in lounge
Fans in master and 2nd/3rd bedrooms
Established gardens and large alfresco deck
Water tank – 3,000 litres
Large garden/storage shed
Oversize single remote garage and 4 parking spots

Land Size

655m2 (approx.)

Rental Estimate

\$680-\$720 per week based on current market conditions

Close proximity to

Schools

Orchard Grove Primary School-(zoned) – 1.4km
Blackburn Lake Primary School – 2.2km
St Thomas the Apostle Primary School – 1.9km
Box Hill High School (zoned) – 2.5km
Nunawading Christian College -3.1km

Shops

Blackburn South Shopping Centre, Canterbury Rd – 450m
Blackburn Village, South Parade – 1.8km
Forest Hill Chase, Canterbury Rd – 1.3km
Box Hill Central, Whitehorse Rd – 3.8km
Burwood Brickworks, Middleborough Rd – 3.5km

Parks

Shawlands Avenue Reserve - playground (end street) – 300m
Orchard Grove Reserve, Holland Rd – 1.8km
Blackburn Lake Sanctuary – 1.5km
Furness Park/Creeklands – 950m
Morton Park, Central Rd, Blackburn – 2.1km

Transport

Blackburn train station – 1.8km
Bus 703 Middle Brighton to Blackburn via Monash
Bus 765 Mitcham to Box Hill via Blackburn

Terms

10% deposit
60 days or other such terms the vendor has agreed to in writing

Chattels

All fixed floor coverings and fixed light fittings as inspected.



Jackie Mooney
0401 137 901



Cameron Way
0418 352 380

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

9 Shawlands Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,315,500

Property Type House

Suburb Blackburn South

Period - From 01/04/2022

to 30/06/2022

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	15 Holland Rd BLACKBURN SOUTH 3130	\$1,465,000	06/05/2022
2	10 Marama St BLACKBURN SOUTH 3130	\$1,442,000	18/06/2022
3	68 Canora St BLACKBURN SOUTH 3130	\$1,334,000	18/06/2022

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:

06/10/2022 17:28



 4  2  1

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



15 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,465,000

Method: Private Sale

Date: 06/05/2022

Property Type: House

Land Size: 697 sqm approx



10 Marama St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,442,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 604 sqm approx



68 Canora St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,334,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 605 sqm approx

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.