



woodards 

2 Barns Street, Blackburn South

Additional information

Council Rates: \$TBA (Refer S32)
 Water Rates: \$175pq plus usage approx. (Refer S32)
 Public Liability- \$100pa
 Neighbourhood Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 2
 No owners corporation
 Land size: 204sqm approx.
 Polished timber floorboards
 AEG electric wall oven
 Electrolux 4 burner gas cooktop
 Dishwasher
 Caesarstone benchtops
 Two North facing bedrooms upstairs with AC
 3rd bedroom/ study downstairs
 Central family bathroom
 Downstairs powder room
 Large laundry with excellent storage space
 Security alarm
 Rinnai gas heater
 Open plan living and dining
 Undercover entertaining area
 Single garage with auto door & internal access

Rental Estimate

\$530 per week based on current market conditions



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools Orchard Grove Primary- Orchard Gr, Blackburn South (1.3km)
 St Lukes the Evangelist- Orchard Gr, Blackburn South (700m)
 Box Hill High School- Whitehorse Rd, Box Hill (2.5km)
 Deakin Uni- Burwood Hwy, Burwood (5.3km)
 Monash Uni- Wellington Rd, Clayton (10.7km)

Shops Woolworths- Canterbury Road, Blackburn (2.5m)
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.4km)
 Burwood Brickworks- Middleborough Rd, Blackburn Sth (3.1km)

Parks Furness Park/Creeklands- Blackburn Rd, Blackburn (1.3km)
 Blackburn Lake- Lake Rd, Blackburn (1.4km)
 Orchard Grove Reserve- Orchard Gr, Blackburn South (1.1km)

Transport Blackburn Train Station (1.4km)
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Chattels

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

Settlement

60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Wednesday 20th October at 6pm

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

2 Barns Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,340,000 Property Type House Suburb Blackburn South

Period - From 01/04/2021 to 30/06/2021 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	1/44 Naughton Gr BLACKBURN 3130	\$1,125,000	07/08/2021
2	1/1 Scarlet Oak Ct BLACKBURN SOUTH 3130	\$1,020,000	29/06/2021
3	2a Park St BLACKBURN 3130	\$1,017,500	24/04/2021

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:

30/09/2021 10:20



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

June quarter 2021: \$1,340,000

Comparable Properties



1/44 Naughton Gr BLACKBURN 3130 (REI)

Agent Comments

 2  2  2

Price: \$1,125,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Unit



1/1 Scarlet Oak Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,020,000

Method: Private Sale

Date: 29/06/2021

Property Type: Townhouse (Single)

Land Size: 251 sqm approx



2a Park St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,017,500

Method: Auction Sale

Date: 24/04/2021

Property Type: Townhouse (Res)

Land Size: 219 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 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.