



8A Ryan Grove, Blackburn South

Additional Information

Land size: 299 sqm (Approx.)
 Solar panels
 Terracotta tiles
 Concrete stumps
 Split system air conditioning x 3
 Ceiling fans x 5
 Gas ducted heating
 Fisher and Paykel 600m gas cooktop
 Bosch electric oven
 Bosch dishwasher
 Low maintenance living
 Established gardens
 Sunroom/study
 NBN ready
 Double carport
 Courtyard
 Laneway access to Blackburn Road bus stop (Off Hearty Street)

Potential rental return

\$430.00 to \$470.00 per week approx.

Private Sale \$799,000

Contact

Rachel Waters – 0413 465 746
 Sam Ejtemai – 0449 946 226

Close proximity to

Schools

Orchard Grove Primary School – Zoned – 900m
 Forest Hill College – Zoned – 2.2km
 Burwood Heights Primary School – 2km
 Emmaus College – 2.8km

Shops

Burwood One – 1.7km
 Blackburn South Shopping Centre – 1.5km
 Forest Hill Chase – 1.9km
 Burwood Heights Shopping Centre – 3km

Parks

Orchard Grove Reserve – 1km
 Bob Saker Oval – 1.4km
 Eley Park – 1.4km
 Blackburn Lake – 2.4km

Transport

Bus 703 – Middle Bright to Blackburn via Bentleigh, Clayton, Monash University – SmartBus – Blackburn Rd.
 Bus 735 – Box Hill to Nunawading – Hawthorn Rd – 1km
 Bus 736 – Mitcham to Blackburn via Vermont South, Glen Waverley, Forest Hill - Hawthorn Rd – 1km

Terms

10% deposit, balance 45/60 days or other such terms that the vendors have agreed to in writing.

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

8A Ryan Grove, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$799,000

Median sale price

Median price \$832,500

House

Unit

X

Suburb

Blackburn South

Period - From 01/10/2016

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	2/21 Branksome Gr BLACKBURN SOUTH 3130	\$895,000	10/11/2017
2	6 Indra Rd BLACKBURN SOUTH 3130	\$840,000	18/11/2017
3	28 Marong Tce FOREST HILL 3131	\$790,000	18/11/2017

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.



Rooms:

Property Type: Land

Land Size: 299 sqm approx

Agent Comments

Comparable Properties



2/21 Branksome Gr BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$895,000

Method: Sold Before Auction

Date: 10/11/2017

Rooms: 6

Property Type: Unit

Land Size: 318 sqm approx



6 Indra Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$840,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 5

Property Type: House (Res)



28 Marong Tce FOREST HILL 3131 (REI) **Agent Comments**



Price: \$790,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 257 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.