



31 Shawlands Avenue, Blackburn South

Additional information

Land size: 650sqm approx.
Council rates: TBA
Development potential
3 bedrooms
Spacious lounge & dining with a gas heater
Functional kitchen
Central bathroom with separate toilet
Laundry
Gas hot water unit
Gas ducted heating
Single garage
Additional single carport

Potential rental return

\$390-\$430 per Week

Deadline Private Sale

Closing Tuesdayday 14th August at 5pm

Contact

Rachel Waters 0413 465 746
Christine Bafas 0427 835 610

Close proximity to

Schools	Orchard Grove Primary School (zoned) – 0.95km Box Hill High School – 2.7km Laburnum Primary School – 1.9km Forest Hill College (zoned) – 2.2km
Shops	Woolworths – Canterbury Rd – 0.65km Bunnings Box Hill – 1.8km Forest Hill Chase Shopping Centre – 1.8km Burwood One Shopping Centre – 2.2km
Parks	Shawlands Avenue Reserve – 0.3km Wandinong Sanctuary – 0.4km Vernon Street Reserve – 1.2km Blackburn Lake Sanctuary – 2.0km
Transport	Blackburn Train Station – 1.8km Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest Hill, Blackburn Bus Route 703 - Middle Brighton - Blackburn via Bentleigh, Clayton, Monash University

Terms

10% deposit, balance 30/60 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 and electric light fittings & window furnishings as inspected

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

31 Shawlands Avenue, Blackburn South Vic 3130

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

Range between \$950,000 & \$1,010,000

Median sale price

Median price \$1,207,500 House X Unit Suburb Blackburn South

Period - From 01/07/2017 to 30/06/2018 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	4 Meadow Ct BLACKBURN SOUTH 3130	\$1,038,000	29/03/2018
2	18 Obrien Cr BLACKBURN SOUTH 3130	\$957,000	16/07/2018
3	18 Boyle St FOREST HILL 3131	\$949,950	23/06/2018

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,010,000
Median House Price
 Year ending June 2018: \$1,207,500

Comparable Properties



4 Meadow Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,038,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 624 sqm approx



18 O'Brien Cr BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  1  2

Price: \$957,000
Method: Private Sale
Date: 16/07/2018
Rooms: 5
Property Type: House (Res)



18 Boyle St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$949,950
Method: Auction Sale
Date: 23/06/2018
Rooms: 5
Property Type: House (Res)

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.