



**woodards** 

## 33 Sheehans Road, Blackburn

### Additional information

Council Rates: \$TBA pa (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Neighbourhood Residential Zone- Schedule 3 (NRZ3)  
 Landscape Overlay- Schedule 9 (SLO9)  
 Land size: 610sqm approx.  
 Polished timber floorboards throughout  
 Gas ducted heating & Heat & Glow gas log fireplace  
 Reverse cycle cooling units & ceiling fans  
 5kw solar system on roof  
 Renovated bathrooms  
 Renovated kitchen (4yrs old)  
 Falcon oven with gas cooktop  
 Soft closing cabinetry  
 Miele dishwasher  
 All bedrooms with fitted robes  
 Spacious main bedroom retreat with study/ office  
 Roof storage space  
 Water tanks (garden only)  
 Paved alfresco surrounded by landscaped gardens  
 Single garage

### Chattels

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

### Close proximity to

**Schools** Laburnum Primary School- Janet St, Blackburn (850m)  
 St Thomas The Apostle Primary- Central Rd, Blackburn (1.9km)  
 Box Hill High School- Whitehorse Rd, Box Hill (1.6km)

**Shops** Woolworths- Canterbury Rd, Blackburn South (450m)  
 Blackburn Village- South Parade, Blackburn (1.6km)  
 Box Hill Central- Whitehorse Road, Box Hill (3.3km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.6km)  
 Westfield Doncaster- Doncaster Road, Doncaster (7km)

**Parks** Blackburn Creeklands (with access to Blacks Walk, Kalang Park, Furness Park -end of street (300m)  
 Blackburn Lake- Lake Rd, Blackburn (1.9km)

**Transport** Blackburn train station (1.6km)  
 Laburnum train station (1.5km)  
 Bus 703 Middle Brighton to Blackburn via Monash Uni  
 Bus 765 Mitcham to Box Hill via Blackburn

### Terms

10% deposit, balance 60 days or any other such terms that have been agreed to by the vendor in writing prior to auction

### Method

Auction Saturday 28<sup>th</sup> May at 2pm

### Rental Estimate

\$800per week based on current market conditions



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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

33 Sheehans Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2022

to

31/03/2022

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	2a Haydn St BLACKBURN 3130	\$2,165,000	11/12/2021
2	35 Hunter Dr BLACKBURN SOUTH 3130	\$1,940,000	09/04/2022
3	40 Pakenham St BLACKBURN 3130	\$1,825,000	30/03/2022

**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:

13/05/2022 09:12

Julian Badenach

03 9894 1000

0414 609 665

jbadenach@woodards.com.au

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

March quarter 2022: \$1,775,000



 4  2  1

**Property Type:** House

**Land Size:** 610 sqm approx

**Agent Comments**

## Comparable Properties



**2a Haydn St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,165,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**35 Hunter Dr BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,940,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**40 Pakenham St BLACKBURN 3130 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,825,000

**Method:** Sold Before Auction

**Date:** 30/03/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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



## **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](mailto: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.