



woodards 

12 Harold Street, Blackburn

Additional information

Council Rates: \$2,302.60 inc. FSL (refer to S32)
General Residential Zone- Schedule 1
Significant Landscape Overlay- Schedule 9

Endorsed plans and permits for 2 side-by-side luxury townhomes

Formal sitting at front of house
Master with WIR and ensuite (downstairs)
Three bedrooms upstairs with BIRs
Open plan kitchen, living and dining
Sitting/retreat upstairs
Family bathroom with shower and bath
Mud and powder room downstairs
Powder room upstairs
Alfresco deck
Internal access from double garage

Land Size

852m2 (approx.)

Close proximity to

Schools Pope Road Kindergarten – 900m
Blackburn Primary School -(zoned) – 850m
Old Orchard Primary School – 1.0km
Blackburn High School (zoned) – 630m
Box Hill High School -1.0km

Shops Blackburn Village, South Parade – 950m
Blackburn Square, Springvale Rd – 1.1km
Forest Hill Chase, Canterbury Rd – 3.3km
Box Hill Central, Whitehorse Rd – 3.1km

Parks Stanley Grove Reserve – 200m
Cootamundra Walk – 600m
Koonung Reserve – 1.2km
Morton Park, Central Rd, Blackburn – 1.4km
Box Hill City Oval, Whitehorse Rd -1.9km
Blackburn Lake Sanctuary – 2km

Transport Blackburn train station – 800m
Laburnum train station – 1.0km
Bus 271 Box Hill to Park Orchards
Bus 279 Box Hill to Westfield Doncaster

Terms 10% deposit
30/60/90 days or other such terms the vendor has agreed to in writing



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

12 Harold Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,585,000

Property Type House

Suburb Blackburn

Period - From 01/07/2022

to 30/09/2022

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	2 Doulton Rd BLACKBURN 3130	\$1,740,000	10/09/2022
2	9 Broomhill Av BLACKBURN 3130	\$1,620,000	05/11/2022
3	9 Anne St BLACKBURN NORTH 3130	\$1,570,000	10/09/2022

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:

15/11/2022 15:26



Property Type: Land
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 September quarter 2022: \$1,585,000

Comparable Properties

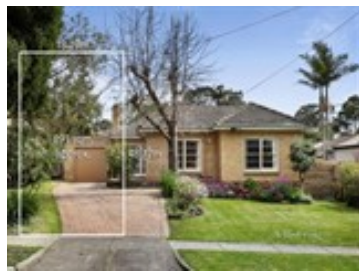


2 Douulton Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,740,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 1001 sqm approx



9 Broomhill Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 891 sqm approx



9 Anne St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,570,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 1122 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 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.