



**woodards** 

## 28 Gunyah Road, Blackburn North

### Additional information

Council Rates: \$TBC  
 Water Rates: \$175pq plus usage (Refer S32)  
 General Residential Zone Schedule 1  
 Significant Landscape Overlay Schedule 9  
 Land Size: 616sqm approx.  
 Frontage: 18.97m approx.  
 Gas ducted heating  
 Lounge room with gas heater & AC  
 Four bedrooms with robes  
 Picture rails  
 Neat original kitchen with ceiling fan & AC  
 Upright electric oven  
 Central bathroom with separate shower & bath  
 Separate WC  
 Gas hot water  
 Timber stumps

### Rental Estimate

\$450 per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected including the robes but excluding light fitting in main bedroom.

### Close proximity to

- Schools** Whitehorse Primary- Junction Rd, Blackburn North (450m)  
 St Philips Primary- Junction Rd, Blackburn North (400m)  
 Blackburn High- Springfield Rd, Blackburn (1.5km)
- Shops** Blackburn North Square- Springfield Rd, Blackburn (1.3km)  
 The Peddler Café- Springfield Rd, Nunawading (900m)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (4.3km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (5.8km)  
 Eastland- Maroondah Hwy, Ringwood (7km)
- Parks** Nicholl Park- Lane St, Blackburn North (150m)  
 Slater Reserve- Grosvenor St, Blackburn North (1.4km)
- Transport** Nunawading Train Station (2.1km)  
 Eastern Fwy- Springvale Rd, Nunawading (2.1km)  
 Bus 270 Box Hill - Mitcham via Blackburn North  
 Bus 303 City to Ringwood  
 Bus 901 Frankston – Melb Airport

### Terms

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

### Method

Auction Saturday 5<sup>th</sup> March at 12pm



**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

28 Gonyah Road, Blackburn North 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,356,000

Property Type House

Suburb Blackburn North

Period - From 01/10/2021

to 31/12/2021

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	7 Selwyn St BLACKBURN 3130	\$1,350,000	27/11/2021
2	137 Springfield Rd BLACKBURN NORTH 3130	\$1,250,000	21/12/2021
3	32 Bridgeford Av BLACKBURN NORTH 3130	\$1,170,000	01/12/2021

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:

15/02/2022 10:56



 4  1  1

**Property Type:** House  
**Land Size:** 616 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2021: \$1,356,000

## Comparable Properties



**7 Selwyn St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**137 Springfield Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 4  1  1

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 21/12/2021  
**Property Type:** House (Res)



**32 Bridgeford Av BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 01/12/2021  
**Property Type:** House  
**Land Size:** 636 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](mailto: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.