



## 32 Indra Road Blackburn South

### Additional Information

Own title  
Split System heating and cooling  
hardwood floors  
40 mm Ceaser Stone Benchtop  
Bosch dishwasher  
Smeg gas cook top & Electric oven  
Led downlights  
Pantry  
Free standing bath  
Grand bathroom with floor to ceiling tiles  
Downstairs master with ensuite + WIR  
Outdoor decking/ alfresco  
Separate laundry  
Single lock up garage

### Potential rental return

\$600-\$650

### Deadline Private Sale

Wednesday 15<sup>th</sup> November 5pm

### Contact

Sam Ejtemai 0449 946 226  
Rachel Waters 0413 465 746

### Close proximity to

Schools	Orchard Grove Primary School (zoned) – 600m Laburnum Primary School – 1.6km Box Hill High School (zoned) – 2.3km Forest Hill College – 2.5km
Shops	Blackburn South Shopping Centre – 1.1km Forest Hill Chase Shopping Centre – 2.9km Burwood One Shopping Centre – 2.3km Centro Box Hill – 3.3km
Parks	Orchard Grove Reserve – 400m Box Hill Indoor Sports Club – 2.2km Box Hill Golf Club – 2.6km Blackburn Lake Sanctuary – 2.8km
Transport	Bus route 733 – Oakleigh to Box Hill – 600m Bus route 735 – Box Hill to Nunawading – 450m Laburnum Train Station – 2.1km

### Terms

10% deposit, balance 30/60 days (negotiable)

### Chattels

All fixed floor coverings and light fittings 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

32 Indra Road, Blackburn South 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 \$1,100,000

&

\$1,200,000

#### Median sale price

Median price \$1,210,000

House

X

Unit

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	2/22 Baldwin Rd BLACKBURN 3130	\$1,215,000	20/05/2017
2	2/4 Hill St BOX HILL SOUTH 3128	\$1,125,000	02/09/2017
3	6 Strathbogie Wlk BURWOOD EAST 3151	\$1,005,000	14/10/2017

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.~~



 4  2  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 347 sqm approx

Agent Comments

## Comparable Properties



**2/22 Baldwin Rd BLACKBURN 3130 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 7

**Property Type:** Unit

**Land Size:** 349 sqm approx



**2/4 Hill St BOX HILL SOUTH 3128 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**6 Strathbogie Wlk BURWOOD EAST 3151 (REI)** Agent Comments

 3  2  2

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** House

## **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](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.