



## 10 Harrow Street, Blackburn South

### Additional Information

Land size: 337sqm approx  
 Located within the Box Hill High School zone  
 Enormous front garden  
 Two generous living areas  
 Premium Jarrah timber flooring  
 Recently refurbished kitchen includes soft closing  
 2 pack cabinetry, a long breakfast bar for meals on  
 the go and quality appliances including a Miele oven  
 Main bedroom with BIRs  
 Contemporary bathroom with a rain shower and spa  
 bath  
 Undercover alfresco entertaining deck area  
 Laundry  
 Open fireplace  
 Ducted heating  
 Evaporative cooling  
 Amazing storage both under the deck and house  
 itself  
 Two off street car spaces

### Rental Appraisal

\$500.00 - \$550 per week

### Auction

Saturday 20<sup>th</sup> October at 12pm

### Contact

Mark Johnstone – 0417 377 916  
 Russell Wheeler – 0499 774 983

### Close proximity to

#### Schools

Orchard Grove Primary School - (Zoned) – 1.4km  
 Box Hill High School – (Zoned) – 3.0km  
 Forest Hill College – 2.8 km  
 Deakin University – 2.6km

#### Shops

Bunnings Box Hill – 1.2km  
 Burwood East Shops & Woolworths – 2.0km  
 Burwood One shopping Centre – 2.3km  
 Forest Hill Chase Shopping Centre – 3.3km  
 Box Hill Central – 5km

#### Parks

Wurundjeri Wetlands – 500m  
 Orchard Grove Reserve – 400m  
 Eley Park – 1.1km  
 Gardiner Creek Reserve – 2.3km

#### Transport

Tram Route 75 – Docklands to Vermont South – 1.5km  
 Blackburn Station – 3.6km  
 Laburnum Station – 3.0km  
 Bus Route 735 – Box Hill to Nunawading  
 Bus Route 733 – Oakleigh - Box Hill via Clayton, Monash  
 University, Mt Waverley

### Terms

10% deposit, balance due in 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, window furnishings and light fittings.

## 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

10 Harrow Street, 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

\$730,000

&amp;

\$800,000

**Median sale price**

Median price

\$832,500

House

Unit

X

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		
2		
3		

**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.

10 Harrow Street, Blackburn South Vic 3130

woodards 

Mark Johnstone

9894 1000

0417 377 916

mjohnstone@woodards.com.au

**Indicative Selling Price**

\$730,000 - \$800,000

**Median Unit Price**

Year ending June 2018: \$832,500



 3  - 

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties

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.

## **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.