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10 Harrow Street, Blackburn South

Additional Information

Land size: 337sqm approx	Sch
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	Sho
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	Par
Laundry	rai
Open fireplace	
Ducted heating	
Evaporative cooling	
Amazing storage both under the deck and house	
itself	Tra
Two off street car spares	
·	

Rental Appraisal \$500.00 -\$550 per week

Auction Saturday 20th 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
Schools	
	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
Τ	

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.



Mark Johnstone 9894 1000 0417 377 916 mjohnstone@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

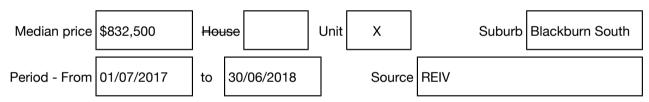
10 Harrow Street, Blackburn South Vic 3130

Indicative selling price

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

Range between	\$730,000	&	\$800,000	

Median sale price



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 sixmonths 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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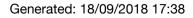
Rooms: Property Type: Townhouse (Single) Agent Comments Mark Johnstone 9894 1000 0417 377 916 mjohnstone@woodards.com.au

Indicative Selling Price \$730,000 - \$800,000 Median Unit Price Year ending June 2018: \$832,500

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.

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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.