



**woodards** 

## 2/36 Jackson Street, Forest Hill

### Additional information

Council Rates: \$1306 approx.  
Neighbourhood Residential Zone Schedule 3 (NRZ3)  
Significant Landscape Overlay Schedule 9 (SLO9)  
Stone benchtops  
Electrolux dishwasher  
Westinghouse electric oven and 4 burner gas stove  
Tiled floors entrance to kitchen/meals  
Carpet in bedrooms and living  
Built in cabinetry in open living area  
Master bedroom with WIR  
Second bedroom with WIR  
Bathroom with shower over bath  
Separate powder room  
Ducted heating  
Split systems – living and family rooms  
Security doors  
Store room

### External size

Land size: 354m<sup>2</sup> approx.

### Settlement

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

### Rental Estimate

\$400-\$420 based on current market conditions

### Close proximity to

#### Schools

Blackburn Lake Primary- Florence St (zoned -1.4km)  
St Thomas The Apostle – Central Rd, Blackburn (2.2km)  
Forest Hill College- Mahoneys Rd, Burwood (zoned -1.9km)  
Emmaus College- Springvale Rd, Vermont South (2.6km)  
Deakin University- Burwood Hwy, Burwood (5.9km)

#### Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (500m)  
Burwood Brickworks- Middleborough Rd, Burwood East (4km)  
Box Hill Central- Whitehorse Rd, Box Hill (4.8km)  
Westfield Doncaster- Doncaster Rd, Doncaster (10.9km)  
Eastland- Maroondah Hwy, Ringwood (8.6km)

#### Parks

Mahoneys Reserve- Mahoneys Rd, Forest Hill (1.2km)  
Blackburn Lake- Lake Rd, Blackburn (1.4km)  
Aqualink Nunawading, Fraser Place, Forest Hill (2.1km)

#### Transport

Blackburn Train Station (2.5km)  
Bus 703 Middle Brighton - Blackburn via Monash University  
765 Mitcham - Box Hill via Brentford Square, Forest Hill & Blackburn  
Bus 736 Mitcham to Blackburn via Forest Hill

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



**Jackie Mooney**  
0401 137 901



**Cameron Way**  
0418 352 380

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

2/36 Jackson Street, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&

\$790,000

### Median sale price

Median price \$823,750

Property Type Unit

Suburb Forest Hill

Period - From 01/04/2021

to

30/06/2021

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	1/335 Canterbury Rd FOREST HILL 3131	\$815,000	08/05/2021
2	2/19 Parkmore Rd FOREST HILL 3131	\$780,000	01/05/2021
3	3/61 Mount Pleasant Rd NUNAWADING 3131	\$778,500	10/07/2021

**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:

11/10/2021 17:39



Jackie Mooney

0398941000

0401137901

jmooney@woodards.com.au

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Unit Price**

June quarter 2021: \$823,750



 2  1  1

**Property Type:** Unit

**Land Size:** 354 sqm approx

**Agent Comments**

## Comparable Properties



**1/335 Canterbury Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Unit

**Land Size:** 316 sqm approx



**2/19 Parkmore Rd FOREST HILL 3131 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Unit

**Land Size:** 180 sqm approx



**3/61 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$778,500

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Unit

**Land Size:** 263 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**. 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.