



woodards 

44 Myrtle Grove, Blackburn

Additional information

Council Rates: \$TBA approx. (Refer S32)
 Water Rates: \$175pq plus usage approx. (Refer S32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 1210sqm approx.
 One owner- built circa 1970
 Oregon beam ceilings
 Cedar windows
 Timber floorboards
 Ducted heating
 Tiled entry
 Main bedroom with WIR & ensuite
 Large lounge and dining room
 Spacious sunken lounge
 Two bedrooms and bathroom upstairs
 Home office/study/5th bedroom with separate entry
 Under house storage
 Double carport

Rental Estimate

\$500 per week based on current market conditions
 *Minor works may be required prior to letting

Method

Auction Saturday 19th February at 12pm

Close proximity to

- Schools** Blackburn Pre School- Blackburn Rd, Blackburn (1.3km)
 Laburnum Primary- Janet St, Blackburn (1km via parkland)
 St Thomas, The Apostle Primary- Central Rd, Blackburn (2km)
 Box Hill High School- Whitehorse Rd, Box Hill (1km)
- Shops** Laburnum Village- Salisbury Ave, Blackburn (600m)
 Blackburn Village- South Parade, Blackburn (1.2km)
 Woolworths- Canterbury Road, Blackburn (2km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.6km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3.1km)
 Westfield Doncaster- Doncaster Road, Doncaster (6.2km)
- Parks** Blacks Walk/Kalang Park- via Pakenham St, Blackburn (750m)
 Blackburn Lake- Lake Rd, Blackburn (2.2km)
- Transport** Laburnum train station (750m)
 Blackburn train station (1.2km)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected. *The owner does not make any representation appliances are in working order.

Terms

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



Julian Badenach
 0414 609 665



Rachel Waters
 0413 465 746

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

44 Myrtle Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,708,000

Property Type House

Suburb Blackburn

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	16 Wolseley Cr, Blackburn, Vic 3130, Australia	\$2,300,000	12/10/2021
2	36 The Avenue BLACKBURN 3130	\$2,220,000	06/11/2021
3	46 Myrtle Gr BLACKBURN 3130	\$2,030,000	15/09/2021

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:

24/01/2022 14:18



 5  3  2

Property Type: House
Land Size: 1210 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
December quarter 2021: \$1,708,000

Comparable Properties

16 Wolseley Cr, Blackburn, Vic 3130, Australia (REI)

Agent Comments

 4  2  2

1357sqm

Price: \$2,300,000
Method:
Date: 12/10/2021
Property Type: House



36 The Avenue BLACKBURN 3130 (REI/VG)

Agent Comments

 5  2  3

Price: \$2,220,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 969 sqm approx



46 Myrtle Gr BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,030,000
Method: Private Sale
Date: 15/09/2021
Property Type: House
Land Size: 956 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.

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.