



44 Holland Road, Blackburn South

Additional information

777m² block (approx.)
 18.26m frontage x 42.47m length
 Neighbourhood residential zone – schedule 3
 Ceiling fan
 Air-conditioner
 Wall heater
 Electric cook top and oven
 Dishwasher
 Terracotta roof tiles
 Cream brick veneer

Potential rental return

\$420-\$460 per week

AUCTION

Saturday 1st of December at 2pm

Contact

Rachel Waters 0413 465 746

Close proximity to

Schools

Orchard Grove Primary School (zoned) – 0.95km
 Box Hill High School – 2.7km
 Laburnum Primary School – 1.9km
 Forest Hill College (zoned) – 2.2km

Shops

Woolworths – Canterbury Rd – 0.65km
 Bunnings Box Hill – 1.8km
 Forest Hill Chase Shopping Centre – 1.8km
 Burwood One Shopping Centre – 2.2km

Parks

Shawlands Avenue Reserve – 0.3km
 Wandinong Sanctuary – 0.4km
 Vernon Street Reserve – 1.2km
 Blackburn Lake Sanctuary – 2.0km

Transport

Blackburn Train Station – 1.8km
 Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest Hill, Blackburn
 Bus Route 703 - Middle Brighton - Blackburn via Bentleigh, Clayton, Monash University

Terms

10% deposit, balance 180/365 days or other such terms that the vendors have agreed to in writing

Chattels

All fixed floor coverings and electric light fittings & window furnishings 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

44 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,110,000

House

X

Unit

Suburb

Blackburn South

Period - From 01/10/2017

to

30/09/2018

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	82 Edinburgh Rd BLACKBURN SOUTH 3130	\$950,000	24/09/2018
2	5 Canora St BLACKBURN SOUTH 3130	\$950,000	10/10/2018
3	107 Holland Rd BLACKBURN SOUTH 3130	\$942,500	17/09/2018

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.

Rachel Waters

9894 1000

0413 465 746

rwaters@woodards.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2018: \$1,110,000



 3  1  1

Rooms: 4

Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments

Comparable Properties



82 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  1  1

Price: \$950,000

Method: Private Sale

Date: 24/09/2018

Rooms: 5

Property Type: House (Res)



5 Canora St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  1  1

Price: \$950,000

Method: Private Sale

Date: 10/10/2018

Rooms: -

Property Type: House

Land Size: 710 sqm approx



107 Holland Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$942,500

Method: Private Sale

Date: 17/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 644 sqm approx

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.