



**woodards** 

## 15 Mira Street, Blackburn South

### Additional information

Council Rates: \$1,669pa (refer to Section 32)  
 Neighbourhood Residential Zone- Schedule 3  
 Significant Landscape Overlay- Schedule 9  
 Master bedroom with WIR  
 Ensuite with two shower heads  
 Two robed bedrooms  
 Study nook  
 Polished floorboards throughout  
 Generous family and dining space  
 Separate lounge room  
 Fisher and Paykel dishwasher  
 900m Omega electric oven  
 Goldline 4 burner gas stove  
 LED downlights  
 Family bathroom with freestanding bath and shower  
 Security system – back to base  
 Polished concrete floor in gym/multi-purpose space  
 Large undercover alfresco deck  
 Low maintenance garden  
 Aquamax gas hot water service  
 Remote triple garage  
 Brivis gas ducted heating – near new  
 Brivis evaporative cooling – near new

### External Land Size

525m2 (approx.)

### Rental Estimate

\$550 - \$600 per week



**Rachel Waters**  
0413 465 746



**Jackie Mooney**  
0401 137 901

### Close proximity to

**Schools** St Luke The Evangelist- Orchard Gr, Blackburn South (1.2km)  
 Orchard Grove Primary School- Blackburn South - zoned (1.2km)  
 Forest Hill College- Burwood East - zoned (2.0km)  
 Mount Scopus Memorial College (3.0km)  
 PLC- Burwood Hwy, Burwood (4.4km)  
 Deakin Uni- Burwood Hwy, Burwood (3.2km)

**Shops** Forest Hill Chase- Canterbury Rd, Forest Hill (2.8km)  
 Box Hill Central- Whitehorse Rd, Box Hill (4.6km)  
 Burwood Brickworks- Middleborough Rd, Burwood East (1.5km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (8.8km)

**Parks** Orchard Grove Reserve- Fulton Rd, Blackburn South (200m)  
 Eley Park- Eley Rd, Blackburn South (1.0km)

**Transport** Laburnum train station (3.7km)  
 Tram 75- Vermont South to City  
 Bus 733 Oakleigh to Box Hill  
 Bus 735 Box Hill to Nunawading (via Fulton Road, Blackburn Sth)

### Terms

10% deposit  
 60/90 days or other such terms the vendor has agreed to in writing prior to auction

### Method

Auction Saturday 27 March 2021 at 12pm

### Chattels

All fixed floor coverings and fixed light fittings 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

15 Mira 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,147,500

Property Type House

Suburb Blackburn South

Period - From 01/10/2020

to 31/12/2020

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 | 106 Fulton Rd BLACKBURN SOUTH 3130 | \$1,350,000 | 20/02/2021   |
| 2 | 33 Bermuda Dr BLACKBURN SOUTH 3130 | \$1,316,000 | 18/02/2021   |
| 3 | 20 York St BLACKBURN SOUTH 3130    | \$1,150,000 | 30/01/2021   |

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:

02/03/2021 09:55



 3  2  4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 534 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2020: \$1,147,500

## Comparable Properties



**106 Fulton Rd BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

 4  2  1

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)



**33 Bermuda Dr BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

 3  2  3

**Price:** \$1,316,000

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** House (Res)

**Land Size:** 583 sqm approx



**20 York St BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

 4  2  -

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 30/01/2021

**Property Type:** House (Res)

**Land Size:** 645 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 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.