



## 8 Elemheim Court, Blackburn South

### Additional information

Land size: 574 sqm approx.

Council rates: \$1,620.55 (ref Sec 32)

Yarra Valley Water rates: \$177 + usage (ref Sec 32)

Quiet court location

Formal entrance hallway

Traditional L shaped lounge and dining with OFP

Polished timber floorboards in living areas

Modern kitchen with gas cooktop, electric wall oven and dishwasher

Air conditioner

Gas ducted heating

Window locks

Large laundry with built ins

3 bedrooms all with BIRs

3 x hallway cupboards plus attic storage with ladder

Large bathroom (renovated circa 2004) with spa bath

Large covered deck

Extra-large single garage with workshop

### Potential rental return

\$460.00 per week

### Chattels

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

### Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

### Close proximity to

#### Schools

Orchard Grove Primary School- Holland Rd, Blackburn South (800m)

St Thomas the Apostle Primary School- Central Rd, Blackburn

Forest Hill College- Mahoneys Rd, Burwood East (2km)

PLC- Burwood Hwy, Burwood (6.7km)

Deakin University- Burwood Hwy, Burwood (6.6km)

#### Shops

Blackburn South Shops- Canterbury Rd, Blackburn (1.3km)

Forest Hill Chase- Canterbury Rd, Forest Hill (1.4km)

Burwood One- Burwood Hwy, Burwood East (3km)

#### Parks/ Recreational

Blackburn Lake Sanctuary- Lake Rd, Blackburn (1.7km)

Orchard Grove Reserve- via Fulton Rd, Blackburn South (2km)

Zap Fitness- Blackburn Rd, Blackburn (2km)

Nunawading Aqualink- Fraser Pl, Forest Hill (2.9km)

#### Transport

Bus route 703- Middle Brighton to Blackburn via Monash Uni

Blackburn train station (2.4km)

Tram 75- Burwood Hwy, Burwood (3km)

Syndal train station (5km)

### Terms

10% deposit, balance 60/90 days

### Private Sale

## 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

8 Elemheim Court, 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)

Single price \$949,000

**Median sale price**

Median price \$1,241,000 House ☒ Unit ☐ Suburb Blackburn South

Period - From 01/04/2018 to 30/06/2018 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 19 Sandgate Rd BLACKBURN SOUTH 3130	\$997,000	26/05/2018
2 5 Elemheim Ct BLACKBURN SOUTH 3130	\$990,000	09/05/2018
3 45 Faulkner St FOREST HILL 3131	\$940,000	21/04/2018

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.



 3  1  1

**Rooms:** 5

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

**Land Size:** 575 sqm approx

Agent Comments

**Indicative Selling Price**

\$949,000

**Median House Price**

June quarter 2018: \$1,241,000

## Comparable Properties



**19 Sandgate Rd BLACKBURN SOUTH 3130 (REI/VG)**

 3  1  2

**Price:** \$997,000

**Method:** Private Sale

**Date:** 26/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 530 sqm approx

Agent Comments

Located in the Forest Hill Secondary College zone. Renovated kitchen and bathroom. Smaller land size.



**5 Elemheim Ct BLACKBURN SOUTH 3130 (REI/VG)**

 4  2  2

**Price:** \$990,000

**Method:** Private Sale

**Date:** 09/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 579 sqm approx

Agent Comments

Located in the Forest Hill Secondary School zone. Neatly presented home.



**45 Faulkner St FOREST HILL 3131 (REI/VG)**

 3  1  2

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 595 sqm approx

Agent Comments

Located within the Forest Hill Secondary School zone. Very original condition home.

## **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](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.