



**woodards** 

## 13 Morden Court, Nunawading

### Additional information

Council Rates: \$2080.20 pa (Refer Section 32)  
 Water Rates: \$180 pq +usage (Refer Section 32)  
 General Residential Zone Schedule 2  
 Significant Landscape Overlay Schedule 9  
 Land size: 612sqm approx.  
 Dark oak and Spotted Gum timber flooring  
 Gas ducted heating & evaporative cooling  
 Formal lounge with fireplace  
 Large stone island bench with soft closing drawers  
 Belling ovens & cooktop (freestanding)  
 Integrated Bosch dishwasher  
 Huge butler's pantry  
 Covered alfresco deck with built in BBQ  
 Motorised café blinds, OFP & tungsten heating  
 Inground solar heated pool (salt chlorinated)  
 Large laundry with exceptional storage  
 Garden irrigation  
 Workshop/ storage  
 Dedicated study

### Chattels

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

### Close proximity to

**Schools** Blackburn Lake Primary School- Florence St, Blackburn (950m)  
 St Thomas, The Apostle Primary- Central Rd, Blackburn (1.5km)  
 Blackburn High School- Springfield Rd, Blackburn (3.7km)  
 Nunawading Christian College- Central Rd, Nunawading (1.1km)

**Shops** Blackburn Village- South Parade, Blackburn (2.2km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.8km)  
 Box Hill Central- Whitehorse Rd, Box Hill (5.3km)  
 Eastland- Maroondah Hwy, Ringwood (6.5km)  
 Westfield- Doncaster Rd, Doncaster (8.6km)

**Parks** Blackburn Lake- Central Road, Blackburn (700m)

**Transport** Nunawading train station (1.1km)  
 Bus 736 Mitcham to Blackburn via Forest Hill  
 Bus 735 Nunawading to Box Hill  
 Bus 902 Airport West to Chelsea

### Settlement

10% deposit, balance 60/90 days or any other such terms that have been agreed to by the vendor in writing prior to auction

### Method

Auction Saturday 26<sup>th</sup> March at 12.30pm

### Rental Estimate

\$750- \$800 per week based on current market conditions



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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

13 Morden Court, Nunawading 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 \$1,700,000 & \$1,850,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Nunawading

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	20 Closter Av NUNAWADING 3131	\$2,080,000	12/02/2022
2	7 East India Av NUNAWADING 3131	\$1,960,000	16/10/2021
3	16 Boyle St FOREST HILL 3131	\$1,740,000	17/11/2021

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:

01/03/2022 13:07



 5  3  2

**Property Type:** House  
**Land Size:** 612 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
December quarter 2021: \$1,250,000

## Comparable Properties



**20 Closter Av NUNAWADING 3131 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,080,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2022  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**7 East India Av NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 6  2  2

**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx



**16 Boyle St FOREST HILL 3131 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,740,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2021  
**Property Type:** House (Res)  
**Land Size:** 597 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](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.