



10 Barrina Street, Blackburn South

Additional information

Land Size: 355sqm (Approx.)

Built: 2011

House Size: 22.3sq plus deck

Council rates: \$1,718 pa (ref Sec 32)

Yarra Valley water: \$714.11 + usage (ref Sec 32)

Polished timber floorboards

9ft ceilings

Kitchen with stone benchtops, soft closing drawers

Miele induction cooktop, pyrolytic oven,

range hood & dishwasher

Master bedroom with WIR & ensuite

Two bedrooms with fitted BIRs

Study/ sitting room downstairs

Floor heating in bathrooms

Data, phone & Foxtel pre wiring throughout

Audio speakers (pre wired to main bed, study, main living
& outdoor deck)

Security alarm/ intercom

Ducted reverse cycle heating & cooling air-conditioning.

Ducted vacuum system with kicker vac in the kitchen

Double lock up garage with remote

Secure brick & wrought iron fencing.

Powder room downstairs.

Under stairs storage.

2000l Water tank

Potential rental return

\$580.00 per week approx.

Close proximity to

Schools

Indra Pre School- Edinburgh Rd, Blackburn South (400m)

Orchard Grove Primary School- Orchard Gr, Blackburn South (1.1km)

ZONED Box Hill High School- Whitehorse Rd, Box Hill (1.9km)

Deakin University- Burwood Hwy, Burwood (4.5km)

Shops

Blackburn South Shops- Canterbury Rd, Blackburn (1.1km)

Forest Hill Chase- Canterbury Rd, Forest Hill (2.8km)

Burwood One- Burwood Hwy, Burwood East (3.2km)

Parks/ Recreational

Wurundjeri Wetlands, Blackburn South- end of street (1.2km)

Edinburgh Patch- Edinburgh Rd, Blackburn South (350m)

Box Hill Golf Club – Station St, Box Hill South (3.4km)

Cross Fit/ Action Indoor- Clarice Rd, Box Hill South (750m)

Transport

Bus route 733- Oakleigh to Box Hill via Monash Uni

Bus route 735- Box Hill to Nunawading

Laburnum train station (1.8km)

Terms

10% deposit, balance 30/60 days or other such terms which the vendor has agreed to in writing prior to the commencement of the auction

Chattels

All fixed floor coverings, window furnishings and light fittings

Auction

Saturday 17th March at 1pm

Contact

Julian Badenach 0414 609 665

Sam Ejtemai 0449 946 226

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

10 Barrina Street, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,194,500

House

X

Unit

Suburb

Blackburn South

Period - From 01/07/2017

to

30/09/2017

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	31a Sheehans Rd BLACKBURN 3130	\$1,180,000	25/11/2017
2	20 Kingswood Rise BOX HILL SOUTH 3128	\$1,150,000	12/11/2017
3	32 Indra Rd BLACKBURN SOUTH 3130		17/12/2017

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  2  2

Rooms: 5

Property Type: House (New - Detached)

Land Size: 358 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2017: \$1,194,500

Comparable Properties



31a Sheehans Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,180,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: Townhouse (Res)



20 Kingswood Rise BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 12/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 205 sqm approx



32 Indra Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  1

Price:

Method: Private Sale

Date: 17/12/2017

Rooms: -

Property Type: House

Land Size: 346 sqm approx

Sold \$1,120,000

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.