

woodards w

17 Orchard Grove, Blackburn South

Additional information

Land Size: 685sqm (approx.)

Council Rates: TBA Water Rates: TBA

Neighbourhood Residential Zone Two separate living spaces Open plan living and dining Exposed brick feature walls Split system heating and cooling Built in robes in bedrooms Large double carport

Timber lined master bedroom Huge ensuite with plenty of storage

Alfresco covered decking

Deposit:

10% of the selling price

Settlement

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

Close proximity to

Schools Orchard Grove Primary School - zoned 850m

Box Hill High School – zoned 2.3km Burwood Heights Primary School 3km

Forest Hill College 3.3km Emmaus College 4.2km

Shops Blackburn South Village 300m

Forest Hill Chase 1.7km Box Hill Central 3.5km Westfield Doncaster 7.5km

Parks Shawlands Avenue Reserve 500m

Branksome Grove Reserve 800m Wandinong Sanctuary 650m Blackburn Lake 1.7km

Transport Blackburn Train Station 1.5km

Bus 703 Middle Brighton to Blackburn via Monash Uni

Bus 765 Mitcham to Box Hill via Blackburn

Eastern Freeway 4.7km

Rental Estimate

\$550 - \$600 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected Ducted heating currently non-operational



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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.

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	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Blackburn South
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	40 Samuel RD BLACKBURN SOUTH 3130	\$1,521,000	27/05/2021
2	27 Cornfield Gr BOX HILL SOUTH 3128	\$1,420,000	22/05/2021
3	18 Drummond St BLACKBURN SOUTH 3130	\$1,443,000	20/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2021 11:37













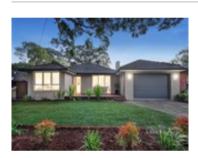
Rooms: 7

Property Type: House Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** June quarter 2021: \$1,340,000

Comparable Properties



40 Samuel RD BLACKBURN SOUTH 3130 (REI/VG)





Price: \$1.521.000 Method: Auction Sale Date: 27/05/2021

Property Type: House (Res) Land Size: 587 sqm approx Agent Comments Renovated house.



27 Cornfield Gr BOX HILL SOUTH 3128 (REI)







Price: \$1,420,000 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 637 sqm approx **Agent Comments**



18 Drummond St BLACKBURN SOUTH 3130

(REI/VG)







Price: \$1,443,000 Method: Auction Sale Date: 20/03/2021

Property Type: House (Res) Land Size: 708 sqm approx

Agent Comments

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111







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.