



30 Canora Street, Blackburn South

Additional information

Land size: 663 sqm approx.
 Located in the coveted Box Hill High School Zone
 4 spacious bedrooms with BIR's
 Fully tiled bathroom with spa bath
 2 toilets
 Expansive entry
 Polished hardwood floors
 Open plan central living hub
 Generous family area with fireplace
 Renovated kitchen with stainless steel appliances
 Laundry
 Ducted heating & evaporative cooling
 Automated external shutters
 Security alarm
 Elevated covered entertainer's deck
 Huge backyard
 Two powered bungalows
 Off street parking

Potential rental return
 \$450-\$500 per week approx

Auction
 Saturday 13th of April at 1pm

Contact
 Rachel Waters 0413 465 746
 Christine Bafas 0427 835 610

Close proximity to

Schools	Orchard Grove Primary School (zoned) – 500m Box Hill High School (zoned) – 2.7km Laburnum Primary School – 2.1km Forest Hill College – 3km
Shops	Woolworths – Canterbury Rd – 1.8km Bunnings Box Hill – 950m Forest Hill Chase Shopping Centre – 3.1km Burwood One Shopping Centre – 2.9km
Parks	Wurundjeri Wetlands – 450m Orchard Grove Reserve – 900m Wardle Close Reserve – 500m Eley Park – 1.6km
Transport	Laburnum Train Station – 3km Bus Route 735 - Box Hill to Nunawading Bus Route 733 - Oakleigh - Box Hill via Clayton, Monash University, Mt Waverley

Terms
 10% deposit, balance 90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction

Chattels
 All fixed floor coverings and electric light fittings & window furnishings 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

30 Canora Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb

Blackburn South

Period - From 01/01/2018

to

31/12/2018

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	9 Constance St BLACKBURN SOUTH 3130	\$998,000	23/02/2019
2	8 Calrossie Rd BLACKBURN SOUTH 3130	\$950,000	23/11/2018
3	5 Canora St BLACKBURN SOUTH 3130	\$950,000	10/10/2018

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.



 4  1  2

Rooms:

Property Type: House

Land Size: 663.18 sqm approx

Agent Comments

Comparable Properties

9 Constance St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$998,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 730 sqm approx

8 Calrossie Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000

Method: Sold Before Auction

Date: 23/11/2018

Rooms: -

Property Type: House

Land Size: 623 sqm approx



5 Canora St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  1  1

Price: \$950,000

Method: Private Sale

Date: 10/10/2018

Rooms: -

Property Type: House

Land Size: 710 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 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.