



## 23 Bond Avenue, Blackburn South

### Additional Information

Land size: 610sqm (Approx.)  
 Renovated  
 Indoor & outdoor entertaining areas  
 BIR's to all bedrooms  
 Spa bath  
 Renovated kitchen with stainless steel appliances  
 Open fire place  
 Split system air conditioning  
 Ducted heating  
 Undercover deck with heating  
 Swim spa & cubby house  
 Projector screen  
 2500mL water tank  
 Pump/grey water/irrigation system  
 Private gardens with city view  
 Quiet street  
 Double garage/workshop & carport  
 Under house & under deck storage

### Potential rental return

\$450.00 - \$500.00 per week approx.

### Auction

Saturday December 2<sup>nd</sup> at 2.30pm

### Contact

Mario Butera – 0412 380 400  
 Christine Bafas – 0427 835 610

### Close proximity to

**Schools** Orchard Grove Primary School – Zoned – 1.1km  
 Forest Hill College – Zoned – 1.5km  
 Burwood Heights Primary School – 1.4km  
 Emmaus College – 2km  
  
**Shops** Burwood One – 2km  
 Forest Hill Chase – 2.1km  
 Burwood Heights Shopping Centre – 3.3km  
  
**Parks** Bob Saker Oval – 1.3km  
 Eley Park – 1.6km  
 Orchard Grove Reserve – 1.8km  
 Blackburn Lake – 2.6km  
  
**Transport** Bus 703 – Middle Bright to Blackburn via Bentleigh,  
 Clayton, Monash University – SmartBus – Blackburn Rd.  
 Bus 735– Box Hill to Nunawading – Hawthorn Rd – 450m  
 Bus 736 – Mitcham to Blackburn via Vermont South,  
 Glen Waverley, Forest Hill - Hawthorn Rd – 450m

### Terms

10% deposit, balance 30/60 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, window furnishings and light fittings.

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](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	8 Bronwyn Ct BLACKBURN SOUTH 3130	\$1,065,000	18/11/2017
2	177 Mahoneys Rd FOREST HILL 3131	\$980,000	18/11/2017
3	6 Medhurst St BURWOOD EAST 3151	\$980,000	16/09/2017

**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  1 

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 609.818 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
September quarter 2017: \$1,194,500

## Comparable Properties



**8 Bronwyn Ct BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx



**177 Mahoneys Rd FOREST HILL 3131 (REI)** **Agent Comments**

 3  1  1

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**6 Medhurst St BURWOOD EAST 3151 (REI)** **Agent Comments**

 3  1  1

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 590 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](mailto: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.