



41 Canora Street, Blackburn South

Additional Information

Open Plan Living
 Fully renovate
 Concrete benchtops (Kitchen)
 Smeg cooking
 Bi-fold doors
 5 bedrooms
 Master with ensuite
 Central bathroom
 Upstairs retreat
 Landscaped gardens
 Ducted heating
 Refrigerated cooling
 Motorised gate

Deadline Private Sale

Tuesday 15th May at 5pm

Contact

Luke Banitsiotis – 0402 261 116
 Mark Johnstone – 0417 377 916

Close proximity to

Schools

Orchard Grove Primary school (Zoned) - 0.45km
 Box Hill High School (Zoned) – 2.7km
 Laburnum Primary School – 1.9km
 Forest Hill College – 2.3km

Shops

Woolworths Blackburn South – 1.2km
 Burwood One Shopping Centre – 2.3km
 Forest Hill Chase Shopping Centre – 2.7km
 Box Hill Central – 4.0km

Parks

Orchard Grove Reserve – 0.25km
 Wurundjeri Wetlands – 0.7km
 Mirrabooka reserve – 0.9km
 Eley Park – 1.5km

Transport

Laburnum Station – 2.9km
 Blackburn Station – 3.1km
 Bus Route 735 – Box Hill – Nunawading
 Bus Route 733 – Oakleigh – Box Hill via Clayton, Monash
 University and Mt Waverley

Terms

10% deposit, balance 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

41 Canora Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,450,000 & \$1,590,000

Median sale price

Median price \$1,135,000 House X Unit Suburb Blackburn South

Period - From 01/01/2018 to 31/03/2018 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		
2		
3		

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.

41 Canora Street, Blackburn South Vic 3130

woodards 

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

Indicative Selling Price

\$1,450,000 - \$1,590,000

Median House Price

March quarter 2018: \$1,135,000



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 554 sqm approx

Agent Comments

Comparable Properties

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.

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.