



woodards 

44 Sheehans Road, Blackburn

Additional information

Council Rates: \$2,163pa inc. FSL approx. (refer to S32)
Neighbourhood Residential Zone Schedule 3
Significant Landscape Overlay Schedule 9
Level allotment – 17.68m frontage
Built late 1960's
Three bedrooms with BIRs
Spacious living room
Kitchen with meals area
Electric stove
Separate toilet
Polished floorboards
Extra large single garage/workshop with remote roller door
Split system in the kitchen
Gas ducted heating

Rental Estimate

\$490 per week based on current market conditions

Internal / external size

Land size: 726sqm approx.

Agent's Estimate of Selling Price \$1,300,000 - \$1,400,000

Method

AUCTION Saturday 1st May at 12pm



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

Close proximity to

Schools

Laburnum Primary School- Janet St, Blackburn (zone 1km)
Box Hill High School- Whitehorse Rd, Box Hill (1.8km)
Our Lady of Sion, Box Hill (3.1km)
Deakin Uni- Burwood Hwy, Burwood (4.9km)

Shops

Woolworths- Canterbury Rd, Blackburn South (400m)
Laburnum Village (1.7km)
Forest Hill Chase- Canterbury Rd, Forest Hill (1.9km)
Blackburn Village (2km)
Burwood Brickworks- Middleborough Rd, (2.8km)
Box Hill Central- Whitehorse Rd, Box Hill (3.1km)

Parks

Kalang Park (450m)
Blacks Walk- Middleborough Rd, Blackburn (850m)
Blackburn Lake- Central Rd, Blackburn (2.1km)
Box Hill City Oval- Whitehorse Rd, Box Hill (2.3km)

Transport

Laburnum train station (1.7km)
Blackburn train station (2.1km)
Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn (110m)
Bus 703 Middle Brighton - Blackburn via Bentleigh & Clayton
& Monash University

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

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

44 Sheehans Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,481,000

Property Type House

Suburb Blackburn

Period - From 01/01/2021

to

31/03/2021

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	Price	Date of sale
1	71 Pakenham St, Blackburn, Vic 3130, Australia	\$1,519,000	17/04/2021
2	25 Sheehans Rd BLACKBURN 3130	\$1,381,000	06/03/2021
3	26 Craig St BLACKBURN SOUTH 3130	\$1,375,000	07/04/2021

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.~~

This Statement of Information was prepared on:

20/04/2021 11:12



 3  1  1

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties

71 Pakenham St, Blackburn, Vic 3130, Australia (REI)

Agent Comments

 3  1  1

Price: \$1,519,000

Method:

Date: 17/04/2021

Property Type: House

25 Sheehans Rd BLACKBURN 3130 (REI)

Agent Comments

 2  1  2

Price: \$1,381,000

Method: Auction Sale

Date: 06/03/2021

Property Type: House (Res)

Land Size: 640 sqm approx



26 Craig St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,375,000

Method: Private Sale

Date: 07/04/2021

Property Type: House

Land Size: 668 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 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.