

woodards 

26 Tyrrell Avenue, Blackburn

Additional information

Council Rates: \$3,294pa
 General Residential Zone- Schedule 1
 Significant Landscape Overlay- Schedule 9
 1910's built
 Smith and Smith blackwood and kauri pine kitchen
 Pyrolytic oven
 Bosch 4 burner gas cook top
 Baltic pine floorboards
 Reclaimed leadlight doors
 Leadlight windows throughout
 Dado wood panelling
 Square set cornices
 Central bathroom with bath and shower
 Separate toilet
 Watering system
 Workshop – 6mx9.3m with own power supply
 Fireplace from a house in Kew
 Jetmaster fire
 Zoned ducted inverter heating/cooling
 Rinnai Infinity hot water service

External Land Size

1292m2

Rental Estimate

\$430 - \$460 per week

Close proximity to

Schools

Blackburn Primary School - zoned (1.0km)
 Old Orchard Primary School - (1.7km)
 Laburnum Primary School - (2.4km)
 Blackburn High School - zoned - (700m)
 Box Hill High School - (1.6km)

Shops

North Blackburn Shopping Centre (650m)
 Box Hill Central - (2.9km)
 Forest Hill Chase - (3.5km)
 Westfield Doncaster - (5.7km)

Parks

Cootamundra Walk, Blackburn - (400m)
 Koonung Reserve, North Blackburn - (850m)
 Morton Park, Blackburn - (1.2km)

Transport

Blackburn train station - (700m)
 Laburnum train station - (700m)
 Bus 279 Box Hill - Doncaster SC via Middleborough Rd
 Bus 901 Frankston - Melbourne Airport (SMARTBUS Service)

Terms

10% deposit
 30/60 days or other such terms the vendor has agreed to in writing

Method

Deadline Private Sale Friday 19 February at 5pm (unless sold prior)

Chattels

All fixed floor coverings and fixed light fittings as inspected (excluding curtains in bedroom with fireplace and light fittings in living and dining room)



Cameron Way
 0418 352 380



Jackie Mooney
 0401 137 901

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

26 Tyrrell Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Blackburn

Period - From 01/10/2020

to 31/12/2020

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.~~

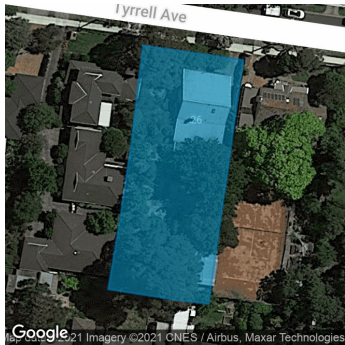
	Address of comparable property	Price	Date of sale
1	25 Ohara St BLACKBURN 3130	\$1,634,000	05/12/2020
2	6 Service Rd BLACKBURN 3130	\$1,625,000	16/12/2020
3			

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.~~

This Statement of Information was prepared on:

29/01/2021 12:30



Property Type: House

Land Size: 1292 sqm approx

Agent Comments

1910's built

Comparable Properties



25 Ohara St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,634,000

Method: Sold Before Auction

Date: 05/12/2020

Property Type: House (Res)

Land Size: 886 sqm approx



6 Service Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,625,000

Method: Sale by Tender

Date: 16/12/2020

Property Type: House

Land Size: 902 sqm approx

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.