



woodards 

25 Marchiori Road, Blackburn North

Additional information

Council Rates: \$1786.65 pa (Refer S32)
 Water Rates: \$180pq plus usage (Refer S32)
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land Size: 616sqm approx.
 Frontage: 19m approx.
 Split system AC unit
 3 bedrooms- main with BIRs
 Dishwasher
 Gas cooktop
 Electric oven
 Separate WC
 Original bathroom with WI shower
 Large undercover deck
 Veggie boxes
 Studio room
 Secure single carport

Rental Estimate

\$400 per week based on current market conditions

Chattels

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

Close proximity to

- Schools** Whitehorse Primary- Junction Rd, Blackburn North (550m)
 St Philips Primary- Junction Rd, Blackburn North (500m)
 Blackburn High- Springfield Rd, Blackburn (1.4km)
- Shops** Blackburn North Square- Springfield Rd, Blackburn (1.1km)
 The Peddler Café- Springfield Rd, Nunawading (1km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (4.9km)
 Westfield Doncaster- Doncaster Rd, Doncaster (5.5km)
 Eastland- Maroondah Hwy, Ringwood (7.2km)
- Parks** Nicholl Park- Lane St, Blackburn North (350m)
 Slater Reserve- Grosvenor St, Blackburn North (1.3km)
- Transport** Blackburn Train Station (2.2km)
 Eastern Fwy- Springvale Rd, Nunawading (2.1km)
 Bus 270 Box Hill - Mitcham via Blackburn North
 Bus 303 City to Ringwood
 Bus 901 Frankston - Melb Airport

Terms

10% deposit, balance 90 days (neg) or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 19th November at 1pm



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

25 Marchiori Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,315,500 Property Type House Suburb Blackburn North

Period - From 01/04/2022 to 30/06/2022 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	40 Shafer Rd BLACKBURN NORTH 3130	\$1,070,000	08/10/2022
2	40 Marchiori Rd BLACKBURN NORTH 3130	\$1,055,000	02/07/2022
3	11 Lane St BLACKBURN NORTH 3130	\$985,000	08/10/2022

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:

08/10/2022 16:41



 3  1  1

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000

Median House Price
June quarter 2022: \$1,315,500

Comparable Properties



40 Shafer Rd BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$1,070,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 588 sqm approx



40 Marchiori Rd BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,055,000
Method: Auction Sale
Date: 02/07/2022
Property Type: House (Res)
Land Size: 586 sqm approx



11 Lane St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$985,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House
Land Size: 586 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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.