



woodards 

6/8 Wirreanda Court, Blackburn

Additional information

435m2 land
 Gas Ducted Heating
 Refrigerated cooling
 New ensuite (18months old approx.)
 New kitchen (approx. 1 yr. old)
 Stone benches
 Fisher and Paykel 600mm gas cooker
 Fisher and Paykel 600mm electric oven
 Bosch dishwasher
 Auto light in pantry
 In loft storage
 Large laundry
 Jarrah floors
 Double glazed windows
 Double car garage
 Covered decking
 Under house/deck storage
 Owners Corporation fees: \$TBA
 Council Rates: \$TBA

Rental Estimate

\$450 per week based on current market conditions

Close proximity to

Schools

Orchard Grove Primary School – zoned – 2km
 Forest Hill College – zoned – 2.6km
 Nunawading Christian College 2.2km
 Emmaus College 3.6km

Shops

Blackburn South Village 800m
 Blackburn Village 1.5km
 Forest Hill Chase 1.1km
 Box Hill Central 4.3km
 Burwood One 2.9km

Parks

Wandinong Sanctuary 450m
 Masons Road Basin Reserve 450m
 Naughton Grove Reserve 400m
 Blackburn Lake 1km

Transport

Blackburn Train Station 1.1km
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn
 Tram #75 CBD – Vermont South 2.7km
 Eastern Freeway Doncaster East entrance 3.7km

Chattels

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

Settlement

60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Rachel Waters
 0413 465 746



Mark Johnstone
 0417 377 916

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

6/8 Wirreanda Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

Median price \$902,750 Property Type Unit Suburb Blackburn

Period - From 01/07/2021 to 30/09/2021 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	45a Aldinga St BLACKBURN SOUTH 3130	\$960,000	12/10/2021
2	3/8-10 Lithgow Av BLACKBURN 3130	\$935,000	16/07/2021
3	2/54 Blackburn Rd BLACKBURN 3130	\$910,000	13/08/2021

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:

11/11/2021 18:18



 3  2  2

Property Type: Unit
Land Size: 435 sqm approx
Agent Comments

Indicative Selling Price

\$930,000 - \$990,000

Median Unit Price

September quarter 2021: \$902,750

Comparable Properties



45a Aldinga St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$960,000
Method: Private Sale
Date: 12/10/2021
Property Type: House
Land Size: 177 sqm approx



3/8-10 Lithgow Av BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$935,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: Townhouse (Res)



2/54 Blackburn Rd BLACKBURN 3130 (VG)

Agent Comments

 3  -  -

Price: \$910,000
Method: Sale
Date: 13/08/2021
Property Type: Flat/Unit/Apartment (Res)

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.