



8 Sheehans Road, Blackburn

Additional Information

Land Size: 758 sqm (Approx.)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Whitehorse Council rates: \$2,249.05 pa (refer Sec 32)
 Yarra Valley Water rates: \$175 plus usage (refer Sec 32)
 Re painted throughout
 New carpets in bedrooms
 Polished timber floorboards
 Gas ducted heating
 L shape lounge/ dining with OFP
 Large family room with split system unit
 4 bedrooms with BIRs
 Study
 Updated main bathroom (downstairs)
 Second bathroom upstairs
 European laundry
 External sunblinds
 Large outdoor deck area
 Garden shed

Auction

Saturday 24th February at 11am

Contact

Julian Badenach – 0414 609 665
 Jessica Hellmann – 0411 034 939

Blackburn 100 South Parade 9894 1000

Close proximity to

Schools Laburnum Primary School – Janet St, Blackburn (750m)
 St Thomas The Apostle- Central Rd, Blackburn (1.8km)
 Box Hill High School (zoned) – Whitehorse Rd, Box Hill (1.6km)
 Deakin University- Burwood Hwy, Burwood (5.6km)

Shops Blackburn South Shopping- Canterbury Rd, Blackburn (700m)
 Forest Hill Chase Shopping Centre- Canterbury Rd, Forest Hill (2.2km)
 Blackburn Shopping Village- South Pde, Blackburn (1.4km)
 Box Hill Central- Whitehorse Rd, Box Hill (3.1km)

Parks Blackburn Creeklands- access end of the street
 Kalang Park- Kalang St, Blackburn (300m)
 Blackburn Lake – Lake Rd, Blackburn (1.9km)

Transport Blackburn Train Station – 1.4km
 Bus route 765 - Mitcham – Box Hill
 Bus route 703 - Middle Brighton - Blackburn

Potential rental return

\$600.00 per week

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 as inspected

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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

8 Sheehans Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,494,000

House

X

Unit

Suburb Blackburn

Period - From 01/10/2017

to

31/12/2017

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	22 Walsham Rd BLACKBURN 3130	\$1,545,000	02/12/2017
2	1 Orana St BLACKBURN 3130	\$1,505,000	17/02/2018
3	6 The Ridge BLACKBURN 3130	\$1,400,000	09/02/2018

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.



 4  2  0

Rooms: 6
Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 December quarter 2017: \$1,494,000

Comparable Properties



22 Walsham Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  -

Price: \$1,545,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 815 sqm approx



1 Orana St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

651sqm

Price: \$1,505,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 6
Property Type: House (Res)



6 The Ridge BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Sold Before Auction
Date: 09/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 705 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 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.