



1 Elemheim Court, Blackburn South

Additional information

Land size: 560 sqm approx.

Council rates: \$1,609.75 pa (approx.)

Yarra Valley Water rates: \$154.56 pq + usage

Quiet court location

Quality carpets

L shaped lounge and dining room with reverse cycle heat/cooling and gas heater

Private master bedroom with double BIR and renovated fully tiled ensuite (6 yrs old)

Fully tiled renovated bathroom with walk in shower and bath

Blackwood kitchen featuring stainless steel Westinghouse appliances and dishwasher

2 bedrooms with BIRs and AC

Family room with gas wall heater

Undercover deck

Garden shed

Gutter guards

Single carport

Potential rental return

\$500.00 - \$550.00 per week

Chattels

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

Close proximity to

Schools

Orchard Grove Primary School- Orchard Gr, Blackburn South (1.6km)

Forest Hill College- Mahoneys Rd, Burwood East (2km)

PLC- Burwood Hwy, Burwood (6.7km)

Deakin University- Burwood Hwy, Burwood (6.6km)

Shops

Blackburn South Shops- Canterbury Rd, Blackburn (1.3km)

Forest Hill Chase- Canterbury Rd, Forest Hill (1.4km)

Burwood One- Burwood Hwy, Burwood East (3km)

Parks/ Recreational

Blackburn Lake Sanctuary- Lake Rd, Blackburn (1.7km)

Zap Fitness- Blackburn Rd, Blackburn (2km)

Nunawading Aqualink- Fraser Pl, Forest Hill (2.9km)

Transport

Bus route 703- Middle Brighton to Blackburn via Monash Uni

Blackburn train station (2.4km)

Terms

10% deposit, balance 30/60 days or other such terms which the vendor has agreed to in writing prior to the commencement of the auction

Auction

Saturday 9th September at 11am

Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

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

1 Elemheim Court, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,261,000

House

X

Unit

Suburb Blackburn South

Period - From 01/04/2017

to

30/06/2017

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	47 Glebe St FOREST HILL 3131	\$1,177,000	17/06/2017
2	59 Orchard Gr BLACKBURN SOUTH 3130	\$1,135,000	08/04/2017
3	2 Tonmar Ct FOREST HILL 3131	\$1,075,000	13/05/2017

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.~~



 3  2  1

Rooms: 5
Property Type: House
Land Size: 560 sqm approx

Agent Comments

Immaculately presented family home positioned in a quiet court location. Two living zones and updated bathrooms.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2017: \$1,261,000

Comparable Properties



47 Glebe St FOREST HILL 3131 (REI)

 3  2  2

Price: \$1,177,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 7
Property Type: House (Res)

Agent Comments

Updated family home on 560sqm land. Walking distance to Forest Hill Chase.



59 Orchard Gr BLACKBURN SOUTH 3130 (REI/VG)

 4  2  3

Price: \$1,135,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 8
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

Updated family home on slightly smaller land. Study/ 4th bedroom. Walking distance to Blackburn South shops.



2 Tonmar Ct FOREST HILL 3131 (REI)

 4  2  2

Price: \$1,075,000
Method: Private Sale
Date: 13/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Updated family home on smaller land size and further away from shops.

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.