



woodards 

154 Central Road, Nunawading

Additional information

Council Rates: \$1669.15pa (Refer Section 32)
 Water Rates: \$180 pq +usage (Refer Section 32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 743sqm approx.
 Built: 1985
 Brick veneer
 New fencing
 Gas ducted heating (recently fitted) & evaporative cooling
 Ceiling fans
 Open fire place in lounge room
 Formal dining room
 600mm gas cook top
 Electric oven
 New dishwasher
 Main bedroom with WIR & ensuite
 3 further bedrooms (2 with BIRs)
 Central bathroom with spa bath
 Separate WC
 Laundry with excellent storage
 Window awnings
 2 x covered outdoor entertaining areas
 Landscaped gardens
 Auto double garage has storage cupboards and a mezzanine storage area
 Ducted vacuum cleaner (just serviced)
 Professional gutter guard
Rental Estimate
 \$580 per week based on current market conditions

Close proximity to

Schools Blackburn Lake Primary School- Florence St, Blackburn (350m)
 St Thomas, The Apostle Primary- Central Rd, Blackburn (900m)
 Blackburn High School- Springfield Rd, Blackburn (3.1km)
 Nunawading Christian College- Central Rd, Nunawading (450m)

Shops Blackburn Village- South Parade, Blackburn (1.6km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.4km)
 Box Hill Central- Whitehorse Rd, Box Hill (4.7km)
 Eastland- Maroondah Hwy, Ringwood (6.5km)

Parks Blackburn Lake- Central Road, Blackburn (200m)

Transport Nunawading train station (1.3km)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 735 Nunawading to Box Hill
 Bus 902 Airport West to Chelsea

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to by the vendor in writing prior to auction

Method

Auction Saturday 7th August at 2pm

Chattels

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



Rachel Waters
 0413 465 746



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

154 Central Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,049,500

Property Type House

Suburb Nunawading

Period - From 01/04/2020

to

31/03/2021

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	36 Barter Cr FOREST HILL 3131	\$1,361,000	01/05/2021
2	13 Eugenia St NUNAWADING 3131	\$1,313,000	01/05/2021
3	14 Eckersley Ct BLACKBURN SOUTH 3130	\$1,435,000	27/02/2021

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:

26/06/2021 14:24



 4  2  2

Property Type:

Land Size: 743 (approx) sqm approx

Agent Comments

Comparable Properties



36 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,361,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 584 sqm approx



13 Eugenia St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,313,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 813 sqm approx



14 Eckersley Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,435,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 770 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.