



woodards 

13 Eckersley Court Blackburn South

Additional information

Land: 745sqm
Municipality: Whiteorse
Zoning: Neighbourhood residential zone, schedule 1
Overlay: Significant landscape overlay, schedule 2

Method

Auction Tuesday 22 December at 6pm

Settlement

60/90 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price

\$900,000 - \$990,000

Close proximity to ...

Schools

Orchard Grove Primary School – zoned – 1.6km
Blackburn Lake Primary School – 2.2 km
Forest Hill College – zoned – 2.9km
Box Hill High School -2.9km

Shops

Forest Hill Chase - 1.4km
Box Hill Central – 4.1km
Vermont South Shopping Centre – 5.3km
The Glen Shopping Centre – 6.2km

Parks

Vernon Street Reserve – 850m
Wandinong Sanctuary– 550m
Wurundjeri Walk -1.8km
Wirreanda Court Reserve -1.2km

Transport

Blackburn Train Station – 2.3km
Laburnum Train Station – 2.6km
Bus 703 Middle Brighton - Blackburn via Monash Uni
Bus 765 Mitcham - Box Hill via Forest Hill & Blackburn



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

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

13 Eckersley Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,106,000 Property Type House Suburb Blackburn South

Period - From 01/10/2019 to 30/09/2020 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.

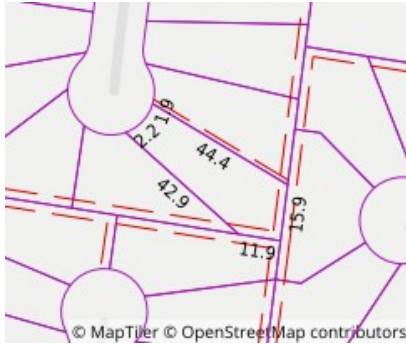
	Address of comparable property	Price	Date of sale
1	3 Darook St BLACKBURN SOUTH 3130	\$1,015,000	07/07/2020
2	10 Gissing St BLACKBURN SOUTH 3130	\$960,000	15/10/2020
3	38 Donald St BLACKBURN SOUTH 3130	\$930,000	04/08/2020

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:

23/11/2020 16:54



Property Type: LAND
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending September 2020: \$1,106,000

Comparable Properties



3 Darook St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 07/07/2020
Property Type: House
Land Size: 727 sqm approx



10 Gissing St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 15/10/2020
Property Type: House
Land Size: 587 sqm approx



38 Donald St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 04/08/2020
Property Type: House
Land Size: 602 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 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.