



woodards 

12 Holroyd Court, Blackburn South

Additional information

Council Rates: \$2622.95 pa (Refer S32)
 Water Rates: \$175pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 9
 Land Size: 600sqm approx.
 House Size: 40sq including garage
 Metricon built- completed April 2020
 Engineered floorboards
 Home office/ study/ living at the front
 Spacious open plan living & dining with gas log fireplace
 Downstairs guest bedroom with semi ensuite
 Fully tiled downstairs bathroom- floating vanity & walk in shower
 Large kitchen with island bench & feature pendant lights
 Inalto dishwasher
 Inalto 5 burner gas cooktop & electric oven
 Walk in butlers pantry
 Good storage space & linen cupboards
 Large main bedroom with WIR & ensuite
 3 bedrooms with BIRs
 Upstairs living room
 Central bathroom plus separate WC
 Central heating & cooling
 Additional AC units (2 bedrooms)
 Undercover patio
 Jinko SOLAR PANEL 370W Mono + Solis 5kw SINGLE PHASE INVERTER = 6.6KW
 DLUG (auto) with internal access

Close proximity to

Schools Orchard Grove Primary- Orchard Gr, Blackburn South (750m)
 St Luke the Evangelist- Orchard Gr, Blackburn South (1.8km)
 Forest Hill College- Mahoneys Rd, Burwood East (2.4km)
 Deakin Uni- Burwood Hwy, Burwood (4.1km)
 PLC- Burwood Hwy, Burwood (4.8km)

Shops Burwood Brickworks- Middleborough Rd, Burwood East (1.9km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3km)
 Burwood One- Burwood Hwy, Burwood East (1.6km)
 The Glen- Springvale Rd, Glen Waverley (5km)

Parks Orchard Grove Reserve- Orchard Gr, Blackburn South (850m)
 Eley Park- Eley Rd, Blackburn South (800m)

Transport Blackburn Train Station (3.8km)
 Bus 735 Box Hill to Nunawading
 Tram 75- Docklands to Vermont South

Terms

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

Method

Private Sale

Rental Estimate

\$800 - \$900 per week based on current market conditions

Chattels

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



Julian Badenach
0414 609 665



Jessica Hellmann
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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

12 Holroyd Court, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,975,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2021

to

31/12/2021

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	21 Travers Cr BURWOOD EAST 3151	\$2,050,000	12/12/2021
2	12 Raleigh St BLACKBURN SOUTH 3130	\$1,999,800	31/10/2021
3	44 Faulkner St FOREST HILL 3131	\$1,950,000	21/11/2021

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:

24/02/2022 08:36



 5  3  2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$1,975,000

Median House Price

December quarter 2021: \$1,360,000

Comparable Properties



21 Travers Cr BURWOOD EAST 3151 (REI)

Agent Comments

 5  5  2

Price: \$2,050,000

Method: Auction Sale

Date: 12/12/2021

Property Type: House (Res)

Land Size: 531 sqm approx



12 Raleigh St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,999,800

Method: Private Sale

Date: 31/10/2021

Property Type: House

Land Size: 608 sqm approx



44 Faulkner St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,950,000

Method: Private Sale

Date: 21/11/2021

Property Type: House

Land Size: 590 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.