



woodards 

20A Holland Road, Blackburn South

Additional information

Land size: 443sqm (approx.)
 Single level
 Brick veneer
 Colourbond roof
 Built around 2007
 Polished boards
 Kitchen with stone benches
 600mm s/s gas cook top
 Electric oven
 Fisher and Pykel dishwasher
 Gas ducted heating
 Evaporative cooling
 Wood heater
 Covered alfresco dining area
 3000 lt water tank with pump
 Gas hot water service
 Shed
 Remote double garage

Auction

Saturday 26 October at 1pm

Rental Estimate

\$500-520 per week

Settlement

45/60 days or by negotiation

Agent's Estimate of Selling Price \$850,000 - \$900,000

Close proximity to ...

Schools	Orchard Grove Primary School (zoned) – 1km Box Hill High School – 2.7km Laburnum Primary School – 1.9km Forest Hill College (zoned) – 2.7km
Shops	Woolworths – Canterbury Rd – 0.65km Bunnings Box Hill – 1.8km Forest Hill Chase Shopping Centre – 1.8km Burwood One Shopping Centre – 2.2km
Parks	Shawlands Avenue Reserve – 0.3km Wandinong Sanctuary – 0.4km Vernon Street Reserve – 1.2km Blackburn Lake Sanctuary – 2.0km
Transport	Blackburn Train Station – 1.8km Bus Route 765 - Mitcham - Box Hill via Blackburn Bus Route 703 - Middle Brighton - Blackburn



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

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

20A Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$761,000

Property Type

Unit

Suburb

Blackburn South

Period - From

24/09/2018

to

23/09/2019

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	3/9 Holland Rd BLACKBURN SOUTH 3130	\$1,045,000	21/09/2019
2	125 Fulton Rd BLACKBURN SOUTH 3130	\$915,000	31/08/2019
3	38 Marama St BLACKBURN SOUTH 3130	\$854,000	22/05/2019

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:

24/09/2019 11:28



 3  2  2

Property Type: Unit
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

24/09/2018 - 23/09/2019: \$761,000

Comparable Properties



3/9 Holland Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 5
Property Type: Unit
Land Size: 269 sqm approx



125 Fulton Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  2  2

Price: \$915,000
Method: Auction Sale
Date: 31/08/2019
Property Type: Townhouse (Res)



38 Marama St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$854,000
Method: Private Sale
Date: 22/05/2019
Property Type: House
Land Size: 321 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 jp Piccolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.