



woodards 

2A Canora Street, Blackburn South

Additional information

Land size: 399m²
 Rendered brick vaneer
 Rinnai Gas hot water
 Brand new, 5.2 star energy rating
 3 x split system air conditioners
 Roller blinds
 Large stone kitchen benches
 900mm Smeg gas cook top
 900mm Smeg electric oven
 Smeg dishwasher
 Double undermounted sink
 Soft close draws
 Stone benches in bathrooms
 Floor to ceiling tiles
 Merbau decking and landscaped garden
 2000lt water tank plumbed to WC
 Single auto lock up garage
 Separate laundry with storage

Chattels

All fixed floor coverings and fixed light fittings as inspected

Rental Estimate

Currently leased at \$550 per week

Close proximity to

Schools Orchard Grove Primary School (zoned) – 1.7km
 Box Hill High School (zoned) – 2.2km
 Laburnum Primary School – 1.7km
 Forest Hill College – 3.4km

Shops Woolworths – Canterbury Rd – 1.6km
 Bunnings Box Hill – 600m
 Forest Hill Chase Shopping Centre – 3.1km
 Burwood One Shopping Centre – 2.8km

Parks Wurundjeri Wetlands– 650m
 Orchard Grove Reserve– 900m
 Wardle Close Reserve – 600m
 Eley Park – 1.6km

Transport Laburnum Train Station – 2.4km
 Bus Route 735 - Box Hill to Nunawading
 Bus Route 733 - Oakleigh - Box Hill via Clayton, Mt Waverley

Terms

10% deposit, 60/90 days or other such terms the vendor has agreed to in writing prior

Method

Deadline Private Sale: Offers closing: Wednesday 28th of April at 5pm



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

2A Canora Street, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,029,000

Median sale price

Median price

\$866,500

Property Type

Unit

Suburb

Blackburn South

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	25 Mansfield St BLACKBURN SOUTH 3130	\$1,260,000	27/03/2021
2	1/70 Blackburn Rd BLACKBURN 3130	\$1,028,000	03/05/2021
3	30 Bindy St BLACKBURN SOUTH 3130	\$1,010,000	27/04/2021

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:

24/05/2021 14:46



 3  2  1

Property Type: House
Land Size: 400m2 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$1,029,000

Median Unit Price
Year ending March 2021: \$866,500

Comparable Properties



25 Mansfield St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 324 sqm approx



1/70 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,028,000
Method: Private Sale
Date: 03/05/2021
Property Type: Unit



30 Bindy St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,010,000
Method: Sold Before Auction
Date: 27/04/2021
Property Type: House (Res)
Land Size: 201 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.