



woodards 

2/313-315 Blackburn Rd, Burwood East

Additional information

Land size: 224sqm
Council Rates: refer to S32
Owners Corporation: \$390 per quarter (approx.)
Cathedral ceilings with timber beams
Main bedroom with large WIR
2nd bedroom with BIR
Semi-ensuite with separate toilet access off main bedroom
Large covered alfresco patio
Laundry
Split system heating & cooling
Double garage with storage
Access to communal in ground pool/spa and function room

Rental Estimate

\$450-to \$480 per week

Settlement

90/120 days or any other such terms that have been agreed to in writing

Chattels

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

Close proximity to ...

- Schools** Burwood Heights Primary School (zoned-1.7km)
Orchard Grove Primary School (2.3km)
Forest Hill College (zoned - 1.8km)
Box Hill High School (5.5km)
- Shops** Burwood One Shopping Centre (700m)
Blackburn South Shopping Centre (2.6km)
Burwood Brickworks Shopping Centre (2.6km)
Forest Hill Chase- (3.3km)
- Parks** Holland Gully Reserve, Burwood East (500m)
Eley Park, Blackburn South (1.0 km)
Mahoneys Reserve, Forest Hill (1.7km)
- Transport** Blackburn train station (3.7km)
Tram 75 Etihad Stadium Docklands - Vermont South
Bus 736 Mitcham to Blackburn via Forest Hill
Bus 703 Middle Brighton to Blackburn via Monash Uni
Bus 735 Box Hill to Nunawading



Rachel Waters
0413 465 746



Jackie Mooney
0401 137 901

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 2/313-315 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$760,000 & \$800,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Burwood East

Period - From 01/07/2022 to 30/09/2022 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	1/5 Horkings St BLACKBURN SOUTH 3130	\$804,000	18/07/2022
2	2/371 Blackburn Rd BURWOOD EAST 3151	\$743,000	11/09/2022
3	1/24 Vernon St BLACKBURN SOUTH 3130	\$730,000	03/07/2022

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: 03/01/2023 13:18



Rooms: 3
Property Type: House
 Agent Comments

Indicative Selling Price
 \$760,000 - \$800,000
Median Unit Price
 September quarter 2022: \$850,000

Comparable Properties



1/5 Horkings St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$804,000
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 347 sqm approx



2/371 Blackburn Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$743,000
Method: Private Sale
Date: 11/09/2022
Property Type: Townhouse (Res)



1/24 Vernon St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 03/07/2022
Property Type: Unit
Land Size: 334 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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 jpiccio@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.