



woodards 

6 Vermont Street, Blackburn South

Additional information

Council Rates: \$TBA (Refer Section 32)
 Water Rates: \$178pq plus usage (Refer Section 32)
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 611sqm (approx.)
 Polished timber floorboards
 Renovated kitchen with stone benchtops
 Gas cooktop, electric oven & dishwasher
 Casual meals area
 Renovated bathroom with two showers
 Main bedroom with mirrored robes
 Heating & cooling units
 Fully self-contained retreat with new kitchen
 3 car carport

Settlement
 10% deposit, balance 60 days or other such terms
 the vendor has agreed to in writing prior to auction

Method

Private Sale

Close proximity to

Schools

Holbery Children Centre- Raleigh St, Blackburn South (900m)
 Burwood Heights PS- Hawthorn Rd, Burwood East (850m)
 Orchard Grove PS- Orchard Gr, Blackburn South (1.2km)
 Forest Hill College- Mahoneys Rd, Burwood East (1.1km)
 Deakin University- Burwood Hwy, Burwood (4.3km)

Shops

Burwood One- Burwood Hwy, Burwood East (1.6km)
 Forest Hill Chase- Canterbury Road, Forest Hill (1.9km)
 Burwood Brickworks- Middleborough Rd, Burwood (2.6km)
 Westfield- Doncaster Rd, Doncaster (10.1km)

Parks

Mahoneys Reserve- Mahoneys Rd, Forest Hill (1.2km)
 Holland Gully Reserve- Blackburn Rd, Burwood East (700m)
 Blackburn Lake- Central Rd, Blackburn (2.7km)

Transport

Bus 703 Middle Brighton to Box Hill
 Bus 735 Box Hill to Nunawading
 Bus 736 Mitcham to Blackburn
 Tram 75- Vermont South to Docklands
 Blackburn train station (3.5km)

Rental Estimate

\$400 per week for downstairs
 \$300 per week for upstairs

Chattels

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



Luke Banitsiotis
 0402 261 116



Jessica Hellmann
 0411 034 939

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

6 Vermont Street, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$1,139,000

Median sale price

Median price

\$1,118,000

Property Type

House

Suburb

Blackburn South

Period - From

29/06/2019

to

28/06/2020

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	16 Obrien Cr BLACKBURN SOUTH 3130	\$1,108,000	26/03/2020
2	4 Pursell Av BLACKBURN SOUTH 3130	\$1,105,000	08/04/2020
3	33 Barry Rd BURWOOD EAST 3151	\$1,070,000	09/04/2020

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:

29/06/2020 14:06



 4  2  4

Property Type: House (Res)

Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price

\$1,139,000

Median House Price

29/06/2019 - 28/06/2020: \$1,118,000

Comparable Properties



16 Obrien Cr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,108,000

Method: Sold Before Auction

Date: 26/03/2020

Property Type: House (Res)

Land Size: 529 sqm approx



4 Pursell Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,105,000

Method: Private Sale

Date: 08/04/2020

Property Type: House

Land Size: 679 sqm approx



33 Barry Rd BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,070,000

Method: Sold After Auction

Date: 09/04/2020

Rooms: 5

Property Type: House (Res)

Land Size: 643 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.