



**woodards** 

## 51 Indra Road, Blackburn South

### Additional information

Land: 658sqm  
 Ultimate single level package  
 Stylish modern updates  
 Dual living zones  
 Renovated Caesar stone kitchen with modern appliances  
 Bright lounge  
 Dining zone with striking wrought iron fireplace  
 Five bedrooms  
 Two full bathrooms  
 Laundry with outdoor access  
 Gas ducted heating  
 Air conditioning  
 Ceiling fans  
 16 solar panels  
 2 sheds  
 External blinds  
 Double carport and additional off street parking

### Auction

Saturday 7<sup>th</sup> September at 1pm

### Rental Estimate

\$580 - \$640 per week

### Settlement

30/60 days or by negotiation

Agent's Estimate of Selling Price \$950,000 - \$1,045,000

Median House Price \$956,500 (year ending June 19)

### Close proximity to ...

#### Schools

Forest Hill College (zoned) - 3.3km  
 Box Hill High School - 2.6km  
 Orchard Grove Primary School (zoned) - 1.6km  
 Robert McCubbin Primary School - 3.1km

#### Shops

Bunnings Box Hill - 1.0km  
 Burwood One shopping Centre - 2.4km  
 Forest Hill Chase Shopping Centre - 3.2km  
 Box Hill Central - 3.9km

#### Parks

Wurundjeri Wetlands - 270m  
 Orchard Grove Reserve - 550m  
 Eley Park - 1.3km  
 Gardiner Creek Reserve - 2.5km

#### Transport

Box Hill Train Station - 3.9km  
 Laburnum Train Station - 2.5km  
 Bus Route 735 - Box Hill to Nunawading  
 Bus Route 733 - Oakleigh - Box Hill



**Mark Johnstone**  
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**Julian Badenach**  
 0414 609 665

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

51 Indra Road, Blackburn South Vic 3130

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 &amp; \$1,045,000

**Median sale price**

Median price \$961,000 House X Unit Suburb Blackburn South

Period - From 01/07/2018 to 30/06/2019 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	28 Marama St BLACKBURN SOUTH 3130	\$1,038,000	22/06/2019
2	148 Eley Rd BURWOOD EAST 3151	\$987,000	08/06/2019
3	21 Brazeel St BLACKBURN SOUTH 3130	\$968,000	02/05/2019

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.



Mark Johnstone

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending June 2019: \$961,000



 5  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**

## Comparable Properties



**28 Marama St BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

 4  1  2

**Price:** \$1,038,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**148 Eley Rd BURWOOD EAST 3151 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$987,000

**Method:** Auction Sale

**Date:** 08/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**21 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)** **Agent Comments**

 4  2  1

**Price:** \$968,000

**Method:** Sold Before Auction

**Date:** 02/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 647 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 [jpiccio@woodards.com.au](mailto: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](mailto: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.