



1 Garner Court, Blackburn South

Additional Information

Land size: 717sqm
 Recently renovated
 Formal lounge & dining
 Open fireplace
 Open plan contemporary kitchen
 Stone bench tops
 Stainless steel appliances
 Gas cooktop
 Electric oven
 Dishwasher
 Spacious home office or additional bedroom
 Sunken lounge
 Wool carpets
 BIR's to bedrooms
 Gas ducted heating & zoned air-conditioning
 Landscaped gardens with deck

Potential rental return

\$650 per week approx.

Auction

Saturday 10th March at 12noon

Contact

Sam Ejtemai – 0449 946 226
 Rachel Waters – 0416 465 746

Close proximity to

Schools

Laburnum Primary School – Zoned - 850m
 Orchard Grove Primary School – 1.5km
 Box Hill High School – Zoned – 1.6km
 Roberts McCubbin Primary School – 1.9km
 Our Lady of Sion College – 2.5km
 Blackburn High School – 3.5km

Shops

Blackburn South Shopping – 1km
 Burwood Heights Shopping Centre – 2.6km
 Forest Hill Chase Shopping Centre – 2.8km
 Centro Box Hill – 3km

Parks

Gardiners Creek Trail – 650m
 Kalang Park – 750m
 Wurundijeri Wetlands – 1.3km
 Blackburn Lake – 2.6km

Transport

Laburnum Train Station – 1.9km
 Bus Route 765 – Mitcham to Box Hill via Brentford
 Square, Forest Hill, Blackburn – Aberdeen Rd - 250m
 Bus Route 733 – Oakleigh to Box Hill via Clayton, Monash
 Uni, Mt Waverley – Canterbury Rd – 400m

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

1 Garner Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,211,000

House

X

Unit

Suburb Blackburn South

Period - From 01/01/2017

to

31/12/2017

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	19 Orchard Gr BLACKBURN SOUTH 3130	\$1,498,000	18/11/2017
2	11 Eckersley Ct BLACKBURN SOUTH 3130	\$1,422,500	09/12/2017
3	18 Crimson Av BLACKBURN SOUTH 3130	\$1,275,000	15/11/2017

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.



 5  2  2

Rooms:

Property Type: House

Land Size: 732 sqm approx

Agent Comments

Comparable Properties



19 Orchard Gr BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  4

Price: \$1,498,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 742 sqm approx



11 Eckersley Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,422,500

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 720 sqm approx



18 Crimson Av BLACKBURN SOUTH 3130 (VG)

Agent Comments

 4  -  -

Price: \$1,275,000

Method: Sale

Date: 15/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 725 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 **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.