



woodards 

16 Boyd Street, Blackburn South

Additional information

Land size: 910sqm (approx.)
 3 bedroom single storey residence
 Spacious front living room
 Casual family and meals area
 Versatile rumpus room
 Well appointed kitchen with induction cooktop and other quality appliances
 Large main bedroom comes with built in robes
 Other bedrooms have BIR storage
 Sublime light timber floors
 Magnificent front and rear landscaped gardens
 Separate laundry with external access
 Reverse cycle heating and cooling units
 Wall heating
 Freshly painted
 Garden shed
 New fencing
 Double garage with study/office
 3 carport spaces

Rental Estimate

Circa \$500 per week based on current market conditions

Chattels

All fixed floor coverings and fixed light fittings as inspected

Terms

10% deposit, balance 30/60/90 days

Close proximity to

Schools

Orchard Grove Primary School – zoned 1.4km
 Forest Hill College – zoned 2km
 St Thomas The Apostle Primary School 2km
 Nunawading Christian College 3.2km
 Emmaus College 2.9km

Shops

Blackburn South Village 1.4km
 Forest Hill Chase Shopping Centre 1.3km
 Blackburn Village 2.5km
 Box Hill Central 3.6km
 Burwood One incl Coles 24hrs 2.1km

Parks

Vernon Street Reserve 750m
 Shawlands Avenue Reserve 1.1km
 Blackburn Lake Sanctuary 1.7km
 Orchard Grove Reserve & Wurundjeri Walk 1.8km

Transport

Tram 75 Vermont South to Etihad Stadium Docklands 2.4km
 Blackburn Train Station 2.5km
 Bus 703: Middle Brighton – Blackburn via Bentleigh & Clayton
 Bus 765: Mitcham – Box Hill via Brentford Square & Forest Hill



Mark Johnstone
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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

16 Boyd Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Blackburn South

Period - From

01/04/2021

to

30/06/2021

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	3 Harrow St BLACKBURN SOUTH 3130	\$1,396,000	22/05/2021
2	20 Naughton Gr BLACKBURN 3130	\$1,351,000	29/06/2021
3	20 Morloc St FOREST HILL 3131	\$1,339,000	24/07/2021

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:

29/09/2021 19:02

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2021: \$1,340,000

Comparable Properties

**3 Harrow St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

**Price:** \$1,396,000**Method:** Auction Sale**Date:** 22/05/2021**Property Type:** House (Res)**Land Size:** 752 sqm approx**20 Naughton Gr BLACKBURN 3130 (REI)**

Agent Comments

**Price:** \$1,351,000**Method:** Private Sale**Date:** 29/06/2021**Property Type:** House**Land Size:** 806 sqm approx**20 Morloc St FOREST HILL 3131 (REI)**

Agent Comments

**Price:** \$1,339,000**Method:** Auction Sale**Date:** 24/07/2021**Property Type:** House (Res)**Land Size:** 780 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.