



1 Canora Street, Blackburn South

Additional information

Land size: 882 sqm approx.
 Located in the coveted Box High School Zone
 4 bedrooms plus study, 2.5 bathroom
 Amazingly spacious
 Freshly sanded hardwood floors
 New stone kitchen with an island bench, expertly tiled splash back, walk in pantry, soft closing drawers & stainless steel appliances
 Master bedroom featuring a walk in robe & fantastic modern ensuite with a free standing bath
 Three bedrooms upstairs all have unique angled ceilings
 North facing backyard
 Generous garden including mature fruit trees
 4 separate rooms at the rear
 Downstairs powder room
 Laundry
 Ducted heating & evaporative cooling
 Roof storage
 Double garage & carport as well as room for off street parking

Potential rental return

\$650-\$700 per Week

Auction

Saturday 15th of September at 12pm

Contact

Mark Johnstone 0417 377 916
 Russell Wheeler 0499 774 983

Close proximity to

Schools

Orchard Grove Primary School (zoned) – 800m
 Box Hill High School (zoned) – 2.7km
 Laburnum Primary School – 2.1km
 Forest Hill College – 3km

Shops

Woolworths – Canterbury Rd – 1.8km
 Bunnings Box Hill – 950m
 Forest Hill Chase Shopping Centre – 3.1km
 Burwood One Shopping Centre – 2.9km

Parks

Wurundjeri Wetlands – 450m
 Orchard Grove Reserve – 900m
 Wardle Close Reserve – 500m
 Eley Park – 1.6km

Transport

Laburnum Train Station – 3km
 Bus Route 735 - Box Hill to Nunawading
 Bus Route 733 - Oakleigh - Box Hill via Clayton, Monash University, Mt Waverley

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 and electric light fittings & window furnishings as inspected

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 Canora 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 \$1,207,500 House ☒ Unit ☐ Suburb Blackburn South

Period - From 01/07/2017 to 30/06/2018 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	12 Jeffery St BLACKBURN 3130	\$1,410,000	22/03/2018
2	116 Station St BURWOOD 3125	\$1,320,000	30/06/2018
3	23 Jenner St BLACKBURN SOUTH 3130	\$1,255,000	14/06/2018

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.



 4  2  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



12 Jeffery St BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,410,000

Method: Private Sale

Date: 22/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 802 sqm approx

116 Station St BURWOOD 3125 (REI)

Agent Comments

 3  1  1

Price: \$1,320,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 817 sqm approx



23 Jenner St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,255,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: House

Land Size: 900 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.