



woodards 

10 Amery Ave, Blackburn

Additional information

Council Rates: \$2328.15 inc FSL (refer to Section 32)
 Neighbourhood Residential Zone – Schedule 3
 Significant Landscape Overlay Schedule 9 (SLO9)
 Built 1950's – current owner over 40 years
 Regular shaped block with 15.2 metre frontage
 Solid brick home – East facing
 Master bedroom with robes and fan
 2/3 further bedrooms – joined
 Kitchen updated in 1980's – Kleenmaid oven/grill and 4 gas burner cooktop
 Updated central bath with shower and toilet
 Laundry with separate WC
 Tandem garage with separate workshop space
 Hardwood floors under carpet
 Ducted heating
 Evaporative cooling
 Water tank

Land Size

683sqm (approx.)

Rental Estimate

\$430-\$480 per week based on current market conditions

Close proximity to ...

Schools

Laburnum Primary School (zoned) – 100m
 Robert McCubbin Primary School – 1.43km
 Box Hill High School (zoned) – 1.2km
 Kingswood College, Station St, Box Hill – 2.4km
 Blackburn High School, Springfield Rd – 3.2km

Shops

Blackburn South Shopping Centre – 1.1km
 Box Hill Central – 2.2km
 Burwood Brickworks – 2.5km
 Forest Hill Chase – 2.6km
 Blackburn Square – 2.9km

Parks

Kalang Park 290m
 Blacks Walk, Pakenham St – 350m
 Furness Park Reserve 1.7km
 Blackburn Lake Sanctuary 2.8km

Transport

Laburnum train station – 1.0km
 Box Hill train station – 2.7km
 Bus 733 Box Hill to Oakleigh 350m
 Bus 765 Mitcham to Box Hill 600m

Settlement

10% deposit, 60/90 days or any other such terms that have been agreed to in writing by the vendor

Chattels

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



Jackie Mooney
0401 137 901



Cameron Way
0418 352 380

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

10 Amery Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,585,000

Property Type House

Suburb Blackburn

Period - From 01/07/2022

to

30/09/2022

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	25 Banksia St BLACKBURN 3130	\$1,290,000	12/10/2022
2	2 Rosen St BLACKBURN SOUTH 3130	\$1,235,000	19/08/2022
3	19 Hone Av BLACKBURN SOUTH 3130	\$1,208,000	24/06/2022

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:

26/10/2022 15:57



 3  1  2

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



25 Banksia St BLACKBURN 3130 (VG)

Agent Comments

 3  -  -

Price: \$1,290,000

Method: Sale

Date: 12/10/2022

Property Type: House (Res)

Land Size: 602 sqm approx



2 Rosen St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,235,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Land Size: 763 sqm approx



19 Hone Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,208,000

Method: Sold Before Auction

Date: 24/06/2022

Property Type: House

Land Size: 630 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.