



woodards 

1/11 Jackson Street, Forest Hill

Additional information

Council Rates: TBC
 Water Rates: \$840.22pa plus usage
 Neighbourhood Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 9
 3 generous bedrooms
 Study/4th bedroom/2nd living
 Master with ensuite
 Substantial open plan living
 Stone benchtops throughout
 Large kitchen with great storage
 North facing outdoor living
 2nd outdoor living space at the rear
 Great natural light
 Low maintenance garden
 LED lighting

Rental Estimate

\$550 - \$600pwk based on current market conditions

Close proximity to

| | |
|-------------------|---|
| Schools | Blackburn Lake Primary - Zoned (880m) Burwood Heights Primary - (1.35km) Forest Hill College - (1.55km) Box Hill High School - (2.7km) |
| Shops | Forest Hill Chase- Canterbury Rd, Blackburn (400m) Blackburn Village- South Parade, Blackburn (2.3km) Brentford Square Shopping Centre (2.3km) Box Hill Central- Whitehorse Rd, Box Hill (4.7km) |
| Parks | Masons Road Basin Reserve (550m) Vernon Street Reserve (950m) Glen Valley Road Reserve (1.3km) |
| Transport | Blackburn train station (2.4m) Bus 703 Middle Brighton to Blackburn via Monash Uni Bus 765 Mitcham to Box Hill via Blackburn |
| Chattels | All fixed floor coverings, fixed light fittings and window furnishings as inspected |
| Settlement | 60 days or any other such terms that have been agreed to in writing by the vendor prior to auction |



Luke Banitsiotis
 0402 261 116



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

1/11 Jackson Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Forest Hill

Period - From 08/09/2021

to 07/09/2022

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 | 9 Faulkner St BLACKBURN SOUTH 3130 | \$920,000 | 27/08/2022 |
| 2 | 8 Felicia Gr FOREST HILL 3131 | \$875,000 | 01/09/2022 |
| 3 | | | |

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:

08/09/2022 10:00

1/11 Jackson Street, Forest Hill Vic 3131

woodards 

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

Indicative Selling Price

\$840,000 - \$920,000

Median Unit Price

08/09/2021 - 07/09/2022: \$800,000



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Comparable Properties



9 Faulkner St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  1  2

Price: \$920,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 379 sqm approx



8 Felicia Gr FOREST HILL 3131 (REI) **Agent Comments**

 3  1  1

Price: \$875,000

Method: Sold Before Auction

Date: 01/09/2022

Property Type: House (Res)

Land Size: 403 sqm approx

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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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.