



woodards 

11 Sheehans Road, Blackburn

Additional information

Council Rates: \$TBA pa (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 Neighbourhood Residential Zone- Schedule 1 (NRZ1)
 Landscape Overlay- Schedule 2 (SLO2)
 Land size- 711sqm approx.
 Stumps- brick piers & concrete stumps (extension)
 Original house double brick construction
 Gas ducted heating & Reverse cycle heat/cool units
 Ducted vacuum
 Polished timber floorboards
 600mm Miele 4 burner gas cooktop
 600mm Miele electric oven
 Asko dishwasher
 Formal lounge room with wood heater
 Large family room with ceiling fan with garden views
 3 bedrooms downstairs with BIRs
 Master bedroom upstairs with large WIR & balcony
 Study/ 5th bedroom upstairs with balcony
 Two bathrooms with semi frameless shower
 Under stairs storage plus mud room
 Large workshop with loft storage
 Tandem carport
 Matilda Buffalo lawn (7yrs)
 Walnut tree
 Water tank
 Instantaneous gas hot water (upstairs)
 Mains pressure gas hot water
 Landscaped gardens with slate paving

Close proximity to

Schools

Good Start Early Learning – Middleborough Rd, Blackburn Sth (1.2km)
 Blackburn Pre School- Blackburn Rd, Blackburn (1.4km)
 Laburnum Primary School- Janet St, Blackburn (700m)
 St Thomas The Apostle Primary- Central Rd, Blackburn (2.5km)
 Box Hill High School- Whitehorse Rd, Box Hill (1.5km)

Shops

Woolworths- Canterbury Rd, Blackburn South (1.1km)
 Blackburn Village- South Parade, Blackburn (1.4km)
 Box Hill Central- Whitehorse Road, Box Hill (3.4km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.2km)
 Westfield Doncaster- Doncaster Road, Blackburn (7.7km)

Parks

Blackburn Creeklands (with access to Blacks Walk, Kalang Park, Furness Park -end of street (70m)
 Blackburn Lake- Central Rd, Blackburn (1.6km)

Transport

Blackburn train station (1.4km)
 Laburnum train station (1.3km)
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Rental Estimate

\$700per week based on current market conditions

Chattels

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

Terms

10% deposit, balance 60 days (neg)

Method

Deadline Private Sale Closing Tuesday 26th May at 5pm (unless sold prior)



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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

11 Sheehans Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Blackburn

Period - From 01/10/2019 to 31/12/2019 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	52 Alandale Rd BLACKBURN 3130	\$1,656,000	24/03/2020
2	17 Pakenham St BLACKBURN 3130	\$1,551,500	23/03/2020
3	40 Malcolm St BLACKBURN 3130	\$1,439,500	08/02/2020

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:

15/04/2020 12:16



 5  2  2

Property Type: House
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2019: \$1,402,500

Comparable Properties



52 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,656,000
Method: Sold Before Auction
Date: 24/03/2020
Property Type: House
Land Size: 651 sqm approx



17 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 3  2  -

Price: \$1,551,500
Method: Private Sale
Date: 23/03/2020
Property Type: House



40 Malcolm St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,439,500
Method: Auction Sale
Date: 08/02/2020
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 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.