



22 Agnew Street, Blackburn South

Additional information

Council Rates: \$1,757pa inc. FSL(refer to Section 32)
 General Residential Zone - Schedule 3
 Significant Landscape Overlay - Schedule 9
 3 robed bedrooms
 Timber floorboards
 Lounge room with open fireplace
 Family room with wood heater
 Study nook
 Family bathroom with dual basin and rain shower over bath
 Large entertainer's deck from family room
 Undercover brick courtyard
 Generous backyard
 Storage room
 Evaporative cooling
 Gas ducted heating

External Size

Land size: 664sqm approx.

Rental Estimate

\$500- \$550 per week based on current market conditions

Chattels

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

Agent's Estimate of Selling Price \$1,200,000 - \$1,300,000
 Median House Price \$975,000 (REIV Sept 2020)

Close proximity to ...

Schools

Laburnum Primary School (zoned) – 900m
 Box Hill High School (zoned) – 1.5km
 Our Lady of Sion, Box Hill – 2.8km
 Kingswood College, Box Hill South - 2.1km

Shops

Blackburn South Shopping Centre - 1.0km
 Houston Shopping strip - 1.2km
 Burwood Brickworks - 2.1km
 Box Hill Central - 2.7km
 Forest Hill Chase - 2.8km

Parks

Gardiners Creek Trail - 500m
 RHL Sparks Reserve, Box Hill - 700m
 Wurundjeri Wetlands - 1.6km
 Surrey Park and Aqualink, Box Hill - 2.6km
 Eley Park, Blackburn South - 2.8km
 Blackburn Lake Sanctuary - 2.9km

Transport

Laburnum Train Station – 1.5km
 Bus 733 - Oakleigh - Box Hill via Clayton
 Bus 765 - Mitcham - Box Hill via Brentford Square
 and Forest Hill and Blackburn

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction 19th December at 11am



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

22 Agnew Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$975,000

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2020

to

30/09/2020

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	4 Hearty St BLACKBURN SOUTH 3130	\$1,345,000	15/10/2020
2	36 Malcolm St BLACKBURN 3130	\$1,335,000	08/06/2020
3	17 Harrow St BLACKBURN SOUTH 3130	\$1,188,000	28/10/2020

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:

19/11/2020 15:02



 3  1  0

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



4 Hearty St BLACKBURN SOUTH 3130 (REI)

 4  2  5

Price: \$1,345,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Zoned to Forest Hill College



36 Malcolm St BLACKBURN 3130 (REI/VG)

 3  1  2

Price: \$1,335,000

Method: Auction Sale

Date: 08/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

Zoned to Box Hill High School



17 Harrow St BLACKBURN SOUTH 3130 (REI)

 3  1  2

Price: \$1,188,000

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)

Agent Comments

Land area 730m2 corner block. Zoned to Forest Hill College.

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.