

5 Cornwall Street, Blackburn South

Additional information

Land size: 300sqm (approx.) House size: 22sq (approx.) 6 star energy rating

Solar hot water system with instantaneous booster

Concrete slab

4 bedrooms plus study

Walk-in robe & ensuite with double vanity stone bench for master

Separate powder room

Large walk in tiled floor showers with semi frameless screens Stone kitchen with soft-close cabinets & under mount double sink Quality appliances (dishwasher, electric wall oven & 900 gas cooktop)

2.7m ceilings

Laundry with storage and drying duct

Walk in linen cupboard Coat and shoe cupboard

Single remote garage with internal access

Zoned gas ducted heating Evaporative cooling Double glazed windows Understairs storage LED downlights

Flyer screens & double blinds Landscaped gardens

Potential rental return

\$650 - \$700 per Week

AUCTION

Saturday August 25th at 12 noon

Contact

Rachel Waters 0413 465 746

Close proximity to

Schools Orchard Grove Primary School (zoned) – 1.6km

Forest Hill College (zoned) – 1.9km

Blackburn Lake Primary School - 1.8km

Box Hill High School - 3.1km

Shops Forest Hill Chase Shopping Centre – 1.2km

South Blackburn Shopping – Canterbury Rd – 1.2km

Burwood One Shopping Centre – 2.3km

Nunawading Premium Outlet Centre – 3.8km

Parks Vernon Street Reserve – 20m

Wirreanda Court Reserve – 600m Nunawading Cricket Club – 1.4km Blackburn Lake Sanctuary – 2.0km

Transport Blackburn Train Station – 2.1km

Bus Route 703 - Middle Brighton - Blackburn via Bentleigh,

Clayton, Monash University

Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest

Hill, Blackburn

Tram Route 75 - Etihad Stadium Docklands - Vermont South

Terms

10% deposit, balance 30/45 days or by negoitiation prior to the closing date.

Chattels

All fixed floor coverings and electric light fittings & window furnishings as inspected



Rachel Waters 9894 1000 0413 465 746 rwaters@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	5 Cornwall Street, Blackburn South Vic 3130
ndicative selling pric	ce

Ir

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

Range between \$990,000 & \$1,08	89,000
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Median sale price

Median price	\$1,207,500	Hou	ise X	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.

Add	dress of comparable property	Price	Date of sale
1	1a Agnew St BLACKBURN SOUTH 3130	\$1,080,000	16/03/2018
2	11a Donald St BLACKBURN SOUTH 3130	\$1,025,000	03/03/2018
3	4/213 Blackburn Rd BLACKBURN SOUTH 3130	\$944,000	16/06/2018

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.

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





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Indicative Selling Price \$990,000 - \$1,089,000 **Median House Price** Year ending June 2018: \$1,207,500





Rooms: **Property Type:** Agent Comments

Comparable Properties



1a Agnew St BLACKBURN SOUTH 3130 (VG)

Price: \$1.080.000 Method: Sale Date: 16/03/2018

Rooms: -

Property Type: House (Res) Land Size: 192 sgm approx



11a Donald St BLACKBURN SOUTH 3130

(REI/VG)

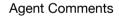
1 3

6 ≥

Price: \$1,025,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 345 sqm approx



Agent Comments



4/213 Blackburn Rd BLACKBURN SOUTH 3130 Agent Comments

(REI)

Price: \$944,000 Method: Auction Sale Date: 16/06/2018

Rooms: 6

Property Type: Townhouse (Res)

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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 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.