



# INFORMATION MEMORANDUM

**FOR SALE BY PUBLIC AUCTION**

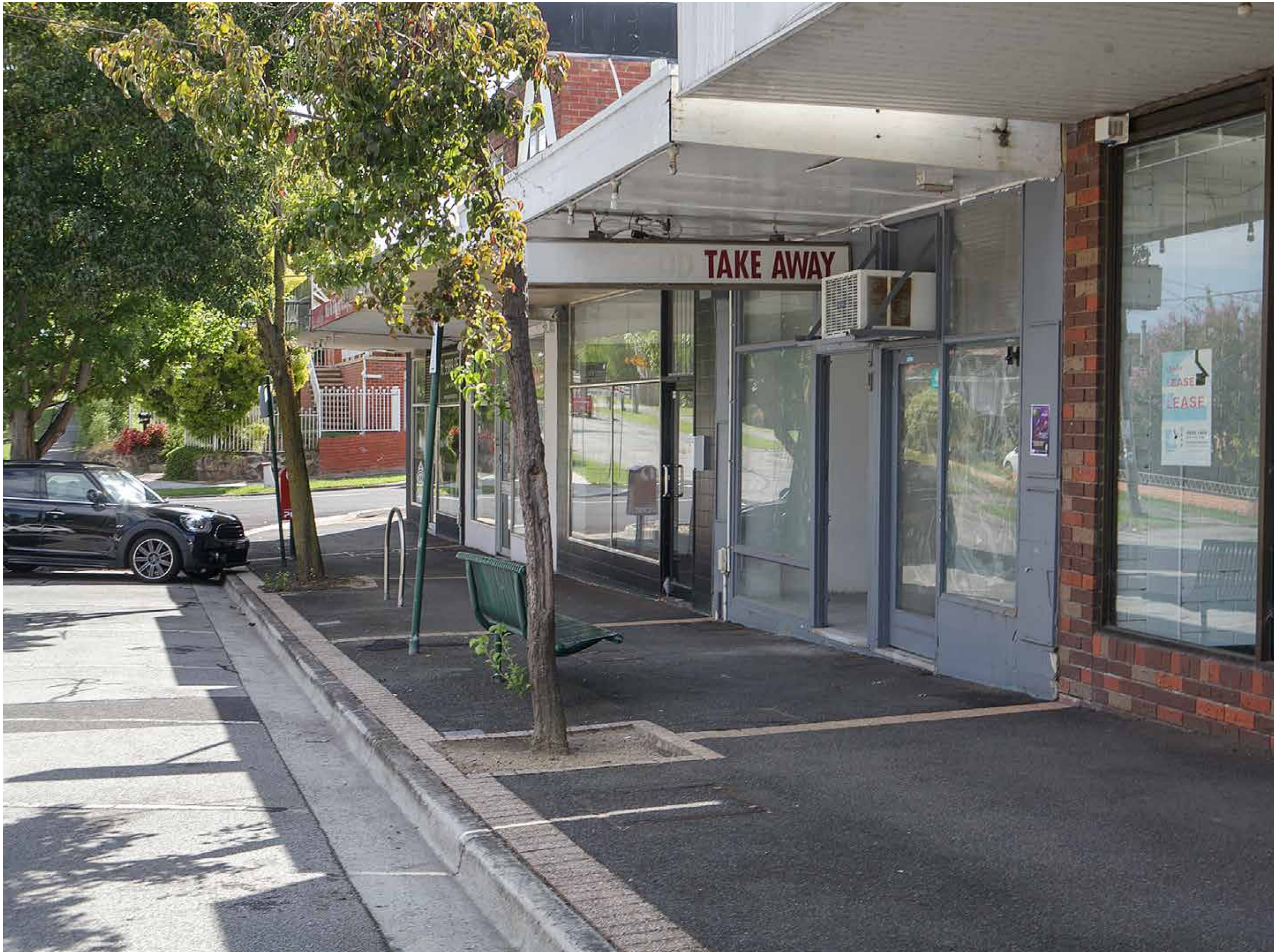
THUR 5 MAY 2022 AT 12PM ON-SITE (UNLESS SOLD PRIOR)



**SALES OFFICE**  
03 8727 9555  
20 Station Street, Bayswater VIC 3153

**APPLEBY.COM.AU**





## Introduction

# Attention Investors & Owner Occupiers Retail Investment Opportunity

**Appleby Real Estate** is pleased to offer 157 Eley Road, Blackburn South for sale by Public Auction on Thursday 5th May, 2022 at 12pm, on-site (unless sold prior).

Located 150 metres off Blackburn Road within a busy community retail strip, this multi-functional commercial/residential site is perfect for first time investors, owner-occupiers, self managed superannuation funds or even astute investors looking to add to their portfolio.

The property features an open commercial retail/office space with a rear residential component comprising two bedrooms, kitchen/living area and rear yard. This building will suit a range of different businesses and provide the lucky purchaser with a number of various options.

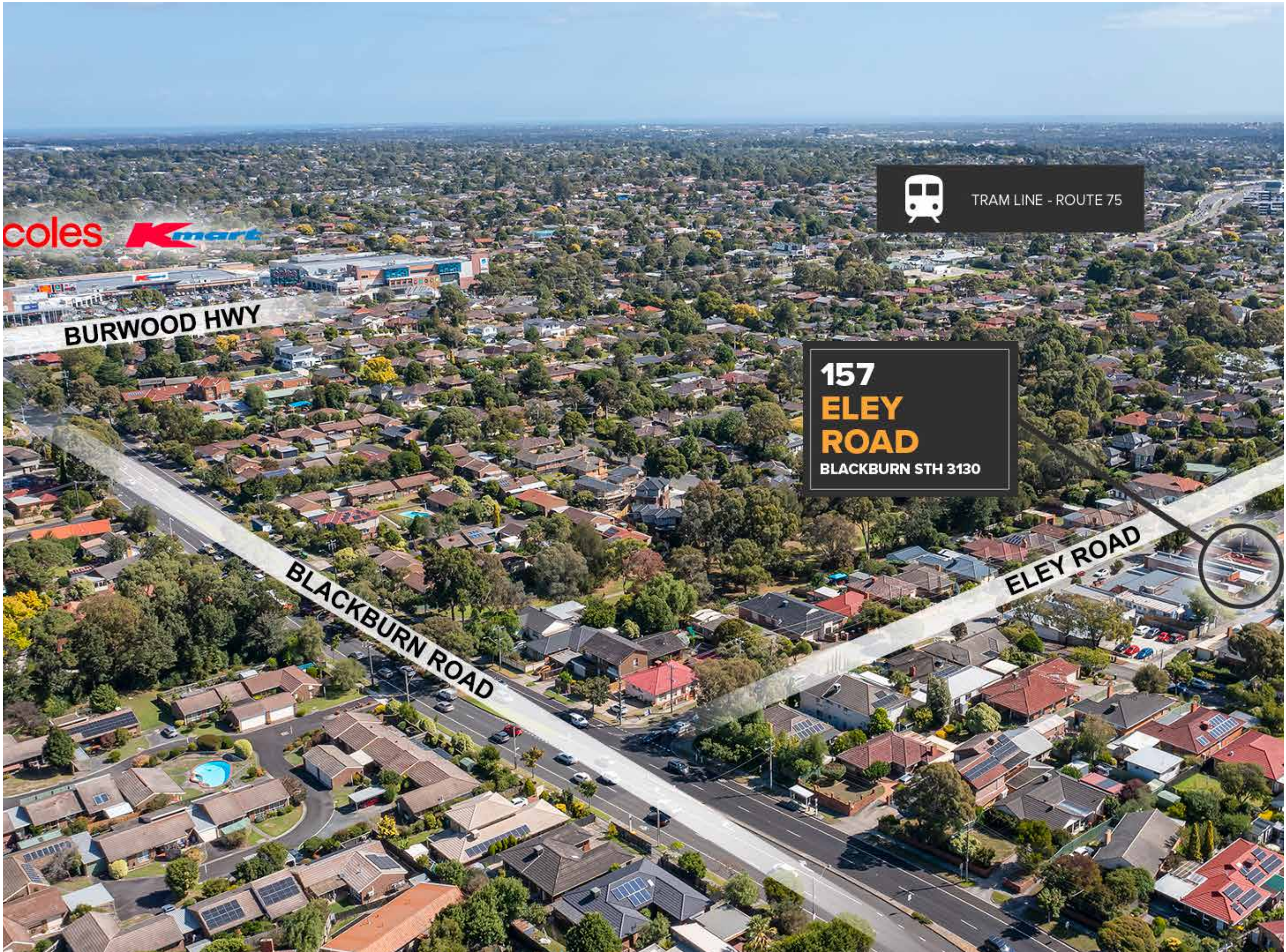
The shopping strip of 11 properties offers a community retail hub with a good mix of food, beauty, cafe and mixed professional services.

Appleby Real Estate recommends all Investors and Owner Occupiers to seriously consider the opportunity this property has to offer.

### Location

The property is situated in the suburb of Blackburn South which is approximately 16 kilometres east of Melbourne CBD. Eley Road is located off Blackburn Road and is 700 metres to Burwood Highway and the sub regional Burwood One Shopping Centre.





# Executive Summary

## Work, Live or Play Commercial/Residential Site

**Description**

Commercial retail building with residential component

**Location**

Blackburn South - 16km East of Melbourne CBD

**Building Area**

Total Floor: 132 Square Metres\*

Shop Front: 72 Square Metres\*

Residential Area: 60 Square Metres\*

**Land Area**

Total Land: 203 Square Metres\*

**Zoning**

Commercial 1 Zone (C1Z) under the Whitehorse City Planning Scheme

**Sale Process**

Public Auction (unless sold prior) Thursday 5th May, 2022 at 12pm on-site

**Sale Terms**

Vacant Possession

10% Deposit, Balance 30/60 Days





## Key Features Include

# Perfect Entry Level Investment Or Self Managed Super Fund

### Excellent Investment Opportunity

This property is the perfect investment for first time investors, self managed superannuation funds or even the astute investor to add to their portfolio.

### Commercial Retail With Residence

The property comprises a retail shop of 72 square metres\* and rear residence of 60 square metres\* with a total land area of 203 square metres. Currently vacant, the building also features rear access, recently upgraded power and a rear car park.

### Major Arterials

The property is situated approximately 150 metres off Blackburn Road and 700 metres to Burwood Highway and approximately 5.3 kilometres to the M1 Freeway Freeway.

### Retail Amenities

Retail amenities in close proximity include the Burwood One Sub-Regional Shopping Centre and the Burwood Brickworks Shopping Centre. Burwood and Blackburn Roads are commercial corridors housing many large corporate businesses.

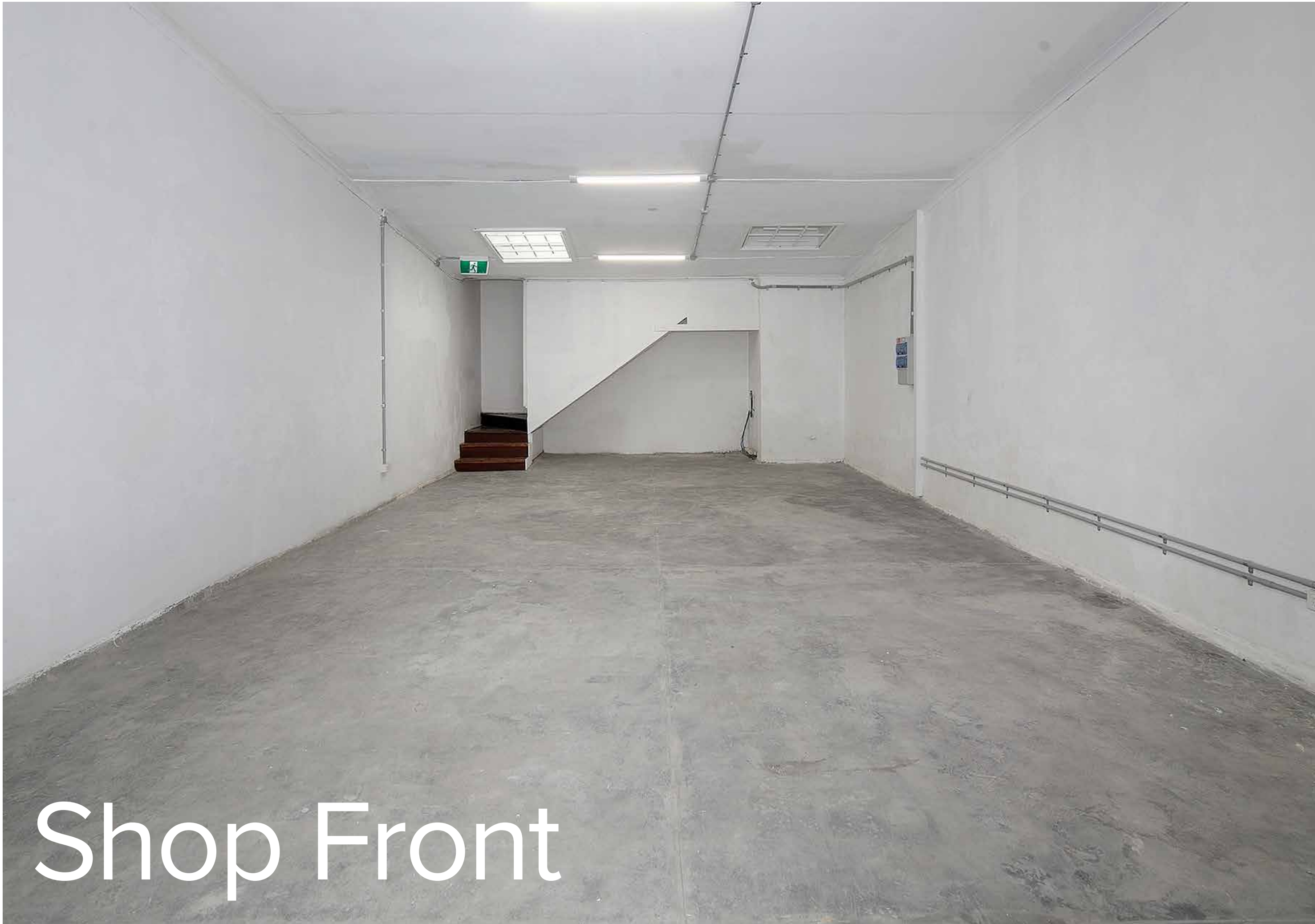
### Surrounded by National Businesses

Whilst the property is located within a large residential catchment, it is also close in proximity to many major traders including Coles, Kmart and Liquorland.

### Public Transport

Blackburn Train Station is approximately 3.6 kms and bus services run along Burwood and Blackburn Roads. Burwood Road Tram Stop 70 is a 700m walk and provides a direct route to the city.





# Shop Front





# Residence



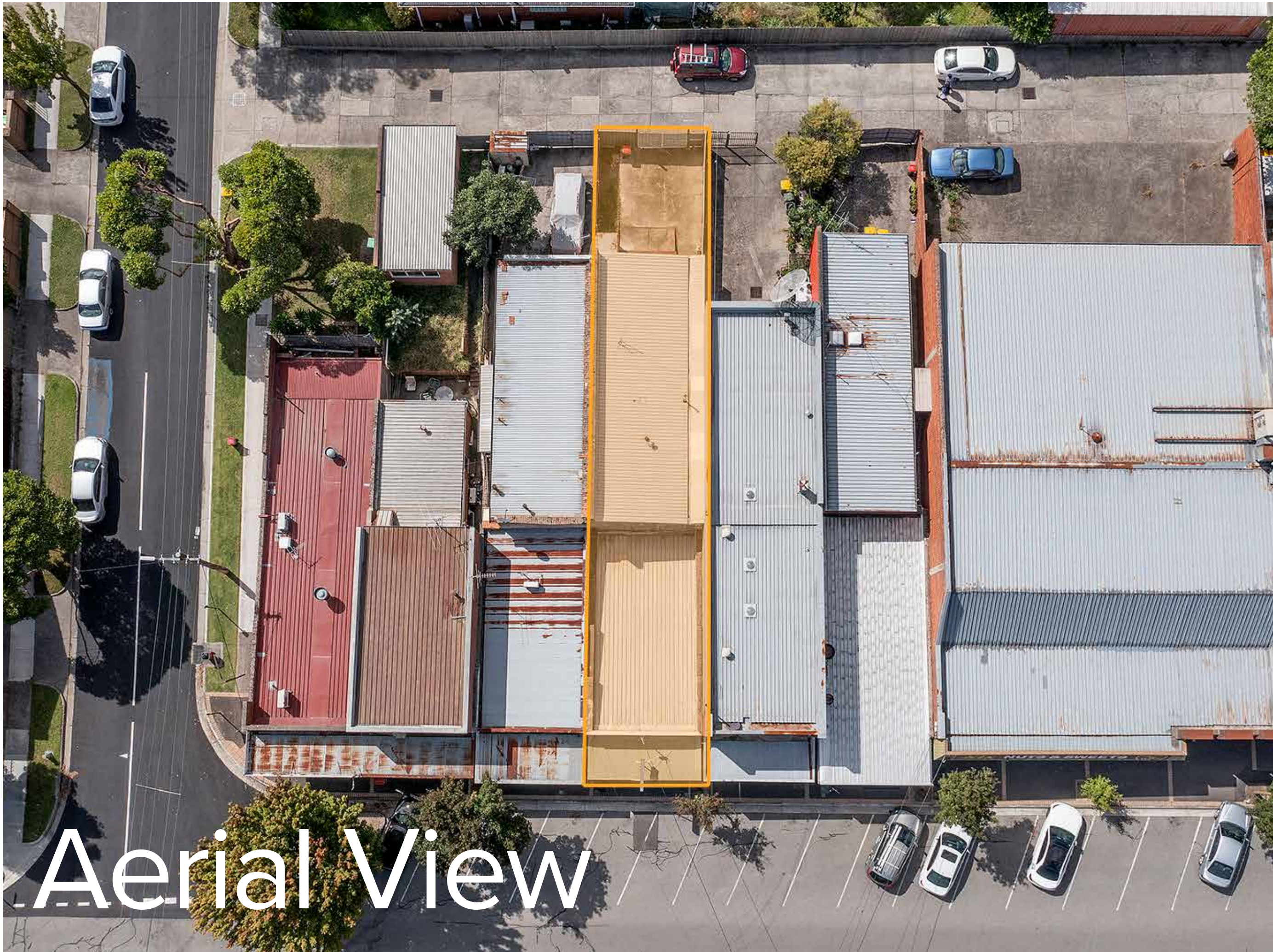
# Rear External





# Eley Road





Aerial View

## Contact Details

For more information or to organise an inspection time please contact:



**Andrew Hill**  
Commercial Industrial  
[andrew@appleby.com.au](mailto:andrew@appleby.com.au)  
0421 904 271



**David McGuinness**  
Commercial Industrial  
[david@appleby.com.au](mailto:david@appleby.com.au)  
0433 322 443

### Disclaimer

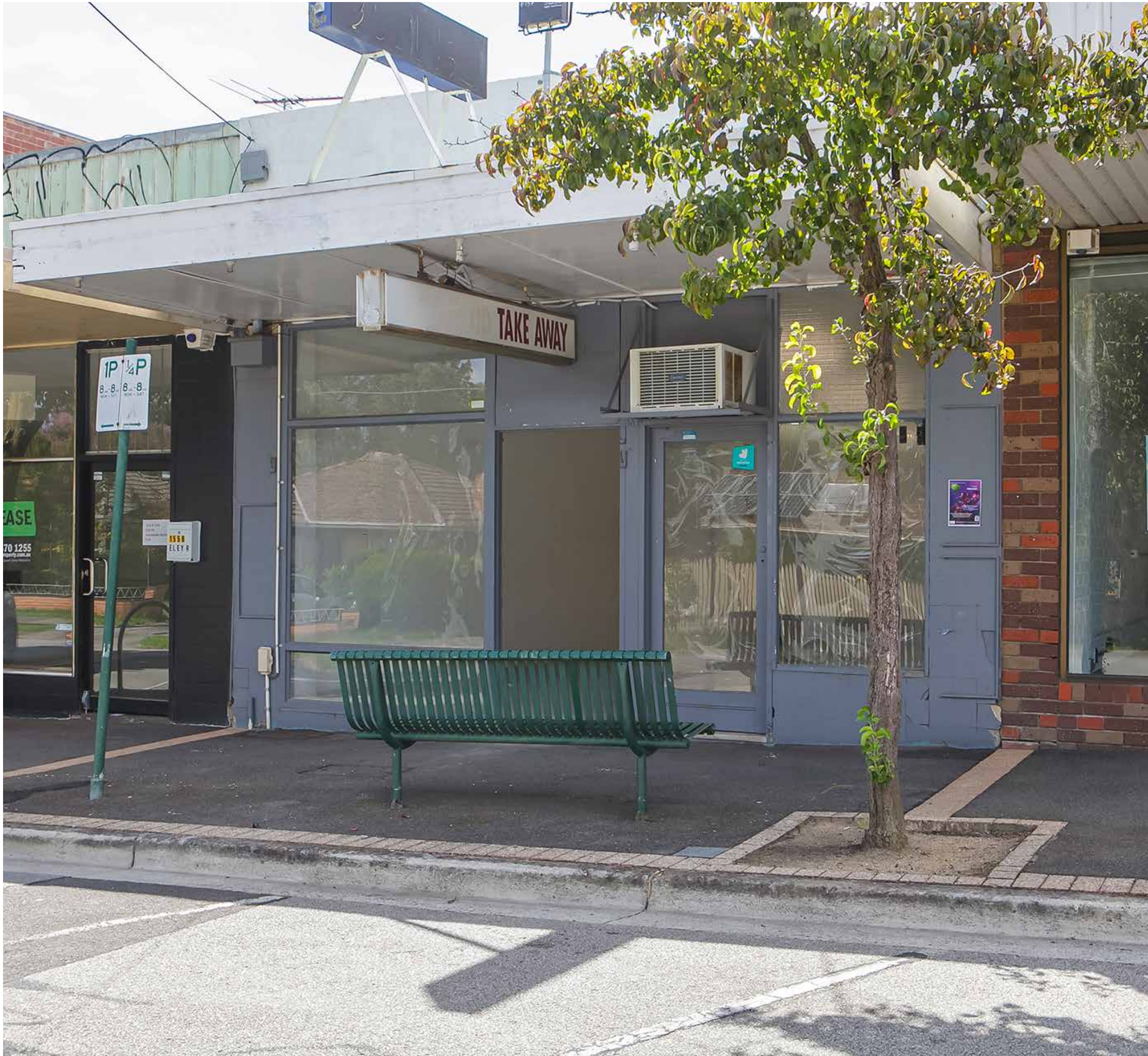
This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

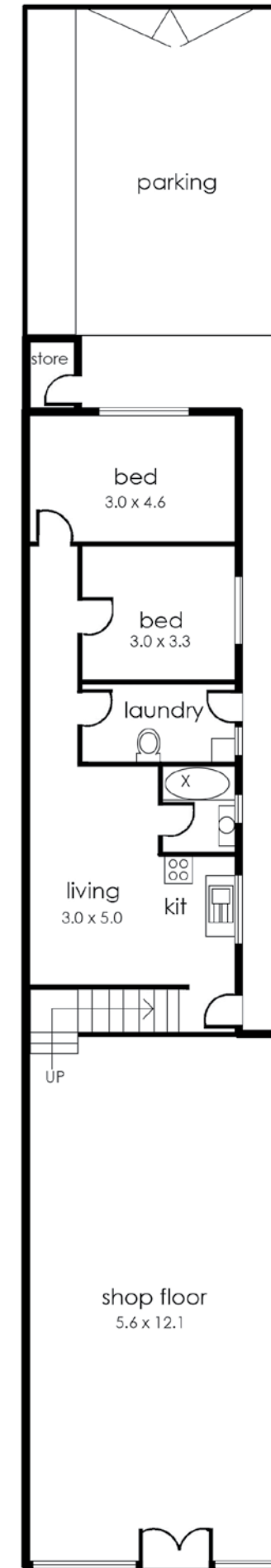
The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

*\*All areas listed are approximate.*





157 Eley Road,  
Blackburn South



Shop floor area  
approx: 72sqm

Residence area  
approx: 60sqm

Total area  
approx: 132sqm

© Produced by DND Floor Plans.

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.

FLOOR PLAN





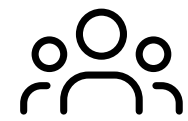
# City of Whitehorse

## Area Profile, Population & Infrastructure

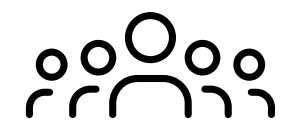
The property is situated in the City of Whitehorse, a major commercial and residential municipality in Melbourne’s east, approximately 15 km from Melbourne’s CBD.

Whitehorse is a mix of quiet residential streets and bustling shopping centres. It has important retail centres at Box Hill and Forest Hill, as well as educational institutions such as Box Hill TAFE and Deakin University

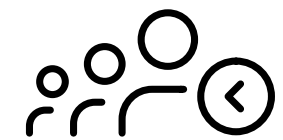
Provided below are some of the population characteristics of the municipality.



**Population 2022**  
184,972



**Population 2041**  
223,224



**Change 2022 - 41**  
20.68%

Predominately a large residential catchment and workforce which is forecast to experience growth of over 20% over the next 20 years.

## Employment

Retail Trade, Health Care, Professional and Technical Services are the largest employers in the City of Whitehorse which is in line with the current use of the site for future occupier demand.

<b>Health Care &amp; Social Assistance</b>	<b>13.4%</b>
<b>Professional, Scientific &amp; Technical Services</b>	<b>11.3%</b>
<b>Education &amp; Training</b>	<b>10.5%</b>
<b>Retail Trade</b>	<b>10.1%</b>
<b>Accommodation &amp; Food Services</b>	<b>7.0%</b>
<b>Construction</b>	<b>6.0%</b>
<b>Manufacturing</b>	<b>5.6%</b>
<b>Financial &amp; Insurance Services</b>	<b>5.4%</b>
<b>Other</b>	<b>30.7%</b>

Source: For further information, please visit [www.profile.id.com.au](http://www.profile.id.com.au)

AREA PROFILE



# PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 24 March 2022 01:23 PM

## PROPERTY DETAILS

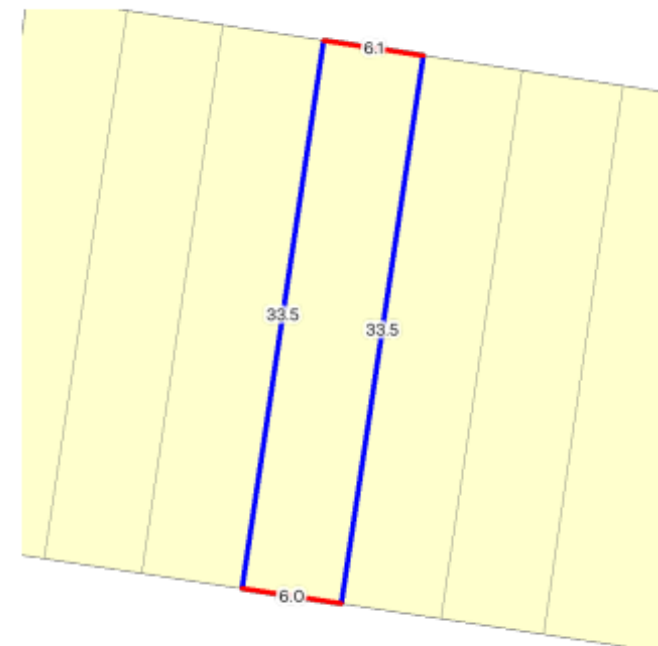
Address: **157 ELEY ROAD BLACKBURN SOUTH 3130**  
Lot and Plan Number: **Lot 43 LP43327**  
Standard Parcel Identifier (SPI): **43\LP43327**  
Local Government Area (Council): **WHITEHORSE** [www.whitehorse.vic.gov.au](http://www.whitehorse.vic.gov.au)  
Council Property Number: **187108**  
Directory Reference: **Melway 61 K5**

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 203 sq. m

**Perimeter:** 79 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**  
Legislative Assembly: **FOREST HILL**

## PLANNING INFORMATION

**Planning Zone:** [COMMERCIAL 1 ZONE \(C1Z\)](#)  
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)  
**Planning Overlay:** [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 \(DDO4\)](#)

# PROPERTY REPORT



Planning scheme data last updated on 17 March 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Area Map



PROPERTY REPORT



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 24 March 2022 01:24 PM

## PROPERTY DETAILS

Address: **157 ELEY ROAD BLACKBURN SOUTH 3130**  
 Lot and Plan Number: **Lot 43 LP43327**  
 Standard Parcel Identifier (SPI): **43\LP43327**  
 Local Government Area (Council): **WHITEHORSE** [www.whitehorse.vic.gov.au](http://www.whitehorse.vic.gov.au)  
 Council Property Number: **187108**  
 Planning Scheme: **Whitehorse** [Planning Scheme - Whitehorse](#)  
 Directory Reference: **Melway 61 K5**

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **Yarra Valley Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**  
 Legislative Assembly: **FOREST HILL**

## OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)  
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



**C1Z - Commercial 1** **GRZ1 - General Residential** **NRZ3 - Neighbourhood Residential**  
**TRZ3 - Significant Municipal Road**

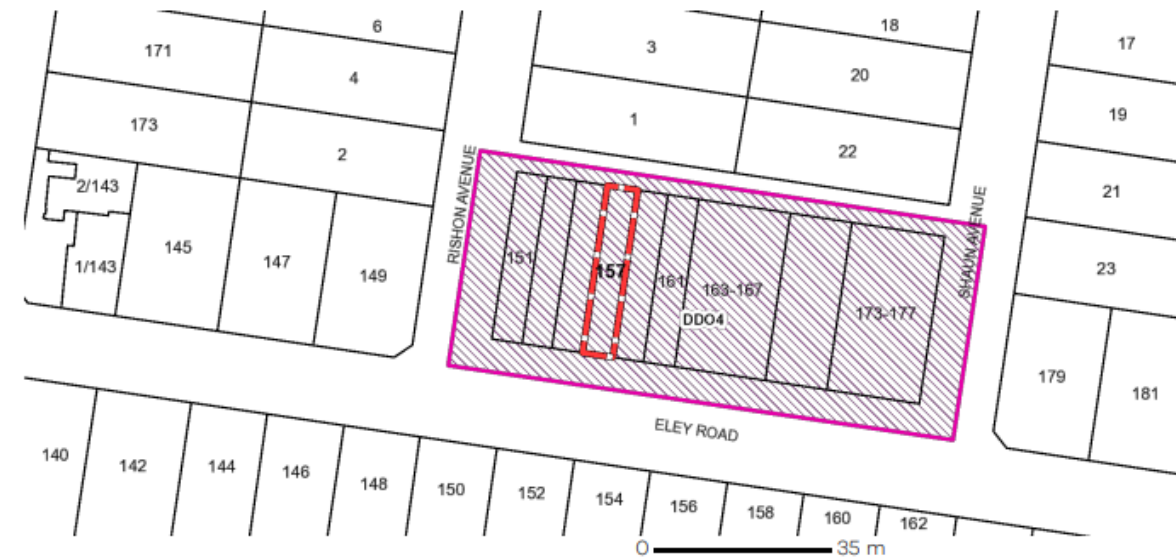
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

# PLANNING PROPERTY REPORT



## Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 \(DDO4\)](#)



**DDO - Design and Development**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



**SLO - Significant Landscape**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

# PLANNING PROPERTY REPORT



## Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.  
 No special bushfire construction requirements apply. Planning provisions may apply.



**Designated Bushfire Prone Areas**

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.naturekit.vic.gov.au)

PLANNING REPORT





# Appleby Real Estate

20 Station Street, Bayswater VIC 3153  
(03) 8727 9555



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