



woodards 

69 Blackburn Road, Blackburn

Additional information

Land: 1101sqm approx.
 Planning & Permit for 2 luxury townhouses
 Zoned for Box Hill High School
 White trimmed windows
 Pretty Shutters and verandah
 Tasteful bathroom enjoys separate bath & shower
 Spacious formal lounge with decorative corning
 Gas fireplace
 Dedicated formal dining room offering generous built in cabinets
 Expansive family and meals zone
 Upgraded kitchen delivering an abundance of storage and bench space along with premium appliances, such as Bosch dishwasher
 Family room offering another gas fireplace
 3 bedrooms on offer each with built-in-robos
 Large back garden with private basketball court
 Laundry
 Split system heating and cooling
 Polished floorboards
 Extensive storage throughout
 Well-sized double garage with remote control
 Additional off-street parking options
 Undercover alfresco Outdoor BBQ zone
 A sizeable pool
 Built in basketball ring with a surrounding concrete zone
 10,000 litre water tanks

Settlement

60 days or other such terms the vendor has agreed to in writing

Close proximity to ...

Schools Box Hill High School – Zone - 1.8km
 Blackburn High School – 2.1km
 Blackburn Primary School - Zone– 1.1km
 Laburnum Primary School – 2.1km

Shops Blackburn Station Village– 600m
 Forest Hill Chase Shopping Centre – 1.7km
 Box Hill Central – 3.2km
 Burwood One Shopping Centre– 3.8km

Parks Morton Park – 500m
 Furness Park– 300m
 Blackburn Lake Sanctuary – 750m
 Kalang Park – 1.8km

Transport Blackburn Train Station – 850m
 Bus 765 Mitcham - Box Hill via Blackburn
 Bus 736 Mitcham - Blackburn
 Bus 271 Box Hill - Ringwood via Park Orchards
 Bus 279 Box Hill - Doncaster SC via Middleborough Rd

Private Sale

Rental Estimate

\$600-650 per week

Agent's Estimate of Selling Price \$1,500,000 - \$1,650,000



Julian Badenach
0414 609 665



Isabella Kou
0412 206 082

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

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 jpiccicolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.

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 69 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,409,500 Property Type House Suburb Blackburn

Period - From 01/01/2020 to 31/03/2020 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 | 28 Tyrrell Av BLACKBURN 3130 | \$1,690,000 | 14/03/2020 |
| 2 | 48 Elmhurst Rd BLACKBURN 3130 | \$1,630,000 | 05/03/2020 |
| 3 | 10 John St BLACKBURN 3130 | \$1,627,500 | 20/05/2020 |

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: 29/06/2020 11:18

Julian Badenach

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2020: \$1,409,500



 3  2  3

Property Type: House (Res)

Land Size: 1101 sqm approx

Agent Comments

Comparable Properties



28 Tyrrell Av BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,690,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 1190 sqm approx



48 Elmhurst Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,630,000

Method: Sold Before Auction

Date: 05/03/2020

Property Type: House (Res)

Land Size: 1072 sqm approx



10 John St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,627,500

Method: Private Sale

Date: 20/05/2020

Property Type: House

Land Size: 1149 sqm approx