



2/8 Service Road, Blackburn

Additional Information

Land size: 300sqm (Approx.)

Council rates: \$1432 p/a (approx.)

Owners Corp fees (insurance only) \$437 p/a (approx.)

Gas hot water service

Built 1992

Concrete stumps

Gas cooktop

Electric oven

Bosch dishwasher

Alarm

Gas ducted heating

Split system air conditioning

Ceiling fan

Security system

Remote double garage

Paved courtyard with pergola

Established gardens and garden shed

Potential rental return

\$550-580 per week approx.

Auction

Saturday 17th March at 12noon

Contact

Rachel Waters – 0412 465 746

Julian Badenach – 0414 609 665

Close proximity to

Schools

Box Hill High School – Zoned – 750m

Old Orchard Primary School – Zoned – 2.1km

Blackburn High School – 1.5km

Laburnum Primary School – 1.6km

Shops

Blackburn Shopping Strip – 1.2km

North Blackburn Shopping Centre – 1.6km

Box Hill Central – 2.8km

Westfield Doncaster – 4.9km

Parks

Box Hill City Oval – 700m

Koonung Reserve – 1.5km

Springfield Park – 1.6km

Blackburn Lake Sanctuary – 2.5km

Transport

Laburnum Station – 850m

Blackburn Station – 1.2km

Bus Route 279 – Box Hill to Doncaster SC via

Middleborough Rd - Maroondah Hwy – 250m

Bus Route 271 – Box Hill to Ringwood via Park Orchards –

Maroondah Hwy – 250m

Terms

10% deposit, balance 30/45 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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 2/8 Service Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,410,000 House X Unit Suburb Blackburn

Period - From 01/01/2017 to 31/12/2017 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	4/10 Hamilton Av BLACKBURN 3130	\$1,040,000	01/12/2017
2	1/5 Vine St BLACKBURN 3130	\$1,000,000	10/02/2018
3	3/88-90 Main St BLACKBURN 3130	\$1,000,000	03/02/2018

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.



 3  2  0

Rooms:
Property Type: Unit
Land Size: 307.511 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,040,000
Median House Price
 Year ending December 2017: \$1,410,000

Comparable Properties



4/10 Hamilton Av BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,040,000
Method: Sold Before Auction
Date: 01/12/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 271 sqm approx



1/5 Vine St BLACKBURN 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,000,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: Townhouse (Res)



3/88-90 Main St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 03/02/2018
Rooms: 7
Property Type: Unit
Land Size: 300 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 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.