



3/3-5 Pakenham Street, Blackburn

Additional Information

City of Whitehorse Council rates: \$263 per quarter

Yarra Valley Water rates: TBA

Owners Corporation fees: \$250 per quarter

Polished timber floorboards throughout

Renovated kitchen with stone benchtops

Tiled splashback

Blanco dishwasher

Bosch 4 burner gas cooktop

Bosch electric oven

Gas heater

Split system unit

Two good size bedrooms with BIRs

Renovated bathroom with stone benchtop

Semi frameless shower

Laundry facilities in bathroom

Sash windows

Single carport

Garden shed

Close proximity to

Schools	Laburnum Primary School – Janet St, Blackburn (1.1km)
	St Thomas The Apostle- Central Rd, Blackburn (1.8km)
	Box Hill High School (zoned) – Whitehorse Rd, Box Hill (600m)
	Deakin University- Burwood Hwy, Burwood (5.9km)
Shops	Laburnum Village- Salisbury Ave, Blackburn (50m)
	Blackburn South Shopping- Canterbury Rd, Blackburn (1.8km)
	Box Hill Central- Whitehorse Rd, Box Hill (2km)
	Blackburn Shopping Village- South Pde, Blackburn (1km)
	Westfield Doncaster- Doncaster Rd, Doncaster (5.4km)
Parks	Blacks Walk/ Blackburn Creeklands- via Fuchsia St, Blackburn (500m)
	Box Hill South Skate Park- Middleborough Rd, Box Hill South (1.4km)
	Blackburn Lake – Lake Rd, Blackburn (2.3km)
Transport	Laburnum train station (400m)
	Various bus routes from Blackburn train station including 703, 736, 765, 271, 279

Deadline Private Sale

Closing Tuesday 10th April at 5pm (Unless sold prior)

Contact

Julian Badenach – 0414 609 665

Jessica Hellmann – 0411 034 939

Current rental return

\$1,868 pcm

Terms

10% deposit, balance 30/60 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 as inspected

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

3/3-5 Pakenham Street, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$750,000 House Unit X Suburb Blackburn

Period - From 01/10/2017 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	2/15-17 Railway Rd BLACKBURN 3130	\$678,000	30/10/2017
2	3/40 Barcelona St BOX HILL 3128	\$660,000	02/12/2017
3	5/5 Pakenham St BLACKBURN 3130	\$650,000	06/07/2017

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.



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

December quarter 2017: \$750,000

Comparable Properties



2/15-17 Railway Rd BLACKBURN 3130 (VG)

Agent Comments

 2  -  -

2 beds, 1 bath, 1 car

Price: \$678,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



3/40 Barcelona St BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$660,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: Unit



5/5 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 06/07/2017

Rooms: 3

Property Type: Apartment

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.