



woodards 

2/3-5 Pakenham Street, Blackburn

Additional information

Council Rates: \$908 pa approx. inc FSL (refer to Section 32)
 Owners Corporation Fees: \$1,000 pa approx. (refer to S32)
 Built 1966
 12 on the block
 Double bedroom with 2x2 door robes
 Ensuite bathroom with walk-in shower
 Generous living and meals area
 Polished floorboards
 Roller blinds
 Security doors
 Ducted heating
 Reverse cycle heating/cooling
 Fan in living room
 Gas hot water service
 Large low-maintenance north-facing paved courtyard
 Undercover off-street carpark

Rental Estimate

\$320-\$340 per week based on current market conditions

Method

Auction Saturday 24th April at 10am (unless sold prior)

Agent's Estimate of Selling Price \$500,000 - \$550,000

Median Unit Price \$909,000 (REIV Dec 2020)

Close proximity to ...

Schools

Box Hill High School (zoned) – 500m
 Blackburn High School – 2.1km
 Laburnum Primary School (zoned) – 1.0km
 Blackburn Lake Primary School – 2.8km

Shops

Laburnum Village - 100m
 Blackburn Station Village - 1.8km
 North Blackburn Shopping Centre – 2.5km
 Forest Hill Chase Shopping Centre – 3.1km
 Box Hill Central – 2.0km

Parks

Blacks Walk – 220m
 Box Hill City Oval – 900m
 Morton Park – 1.6km
 Blackburn Lake Sanctuary – 2.1km

Transport

Laburnum Train Station – 190m
 Bus 271 Box Hill - Ringwood via Park Orchards
 Bus 279 Box Hill - Doncaster SC via Middleborough Rd

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

2/3-5 Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$789,000

Property Type Unit

Suburb Blackburn

Period - From 01/01/2020

to 31/12/2020

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	11/3-5 Pakenham St BLACKBURN 3130	\$555,000	20/03/2021
2	8/6-10 Station St BLACKBURN 3130	\$522,500	23/01/2021
3	4/460 Middleborough Rd BLACKBURN 3130	\$515,000	04/12/2020

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:

23/03/2021 10:11



 1  1  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2020: \$789,000

Comparable Properties



11/3-5 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 1  1  1

Price: \$555,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Unit



8/6-10 Station St BLACKBURN 3130 (REI/VG)

Agent Comments

 1  1  1

Price: \$522,500

Method: Auction Sale

Date: 23/01/2021

Property Type: Unit

4/460 Middleborough Rd BLACKBURN 3130 (VG)

Agent Comments

 1  -  -

Price: \$515,000

Method: Sale

Date: 04/12/2020

Property Type: Flat/Unit/Apartment (Res)

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.