



7/35 Middlefield Drive, Blackburn North

Additional information

Land size: 413 sqm. (Approx.)
 Owners Corporation fees: \$350 per quarter
 Brick vaneer
 Gas cooktop
 Chef oven
 Walk in pantry
 Water tank
 Remote single garage
 Evaporative cooling
 Gas ducted heating
 Feature bay windows
 Separate toilet
 Laundry with storage
 Electric hot water
 Gutter guard
 New carpet
 Huge backyard

Close proximity to

Schools	Old Orchard Primary School (zoned) – 1km Kerrimuir Primary School – 2.4km Blackburn High School (zoned) – 1.5km Box Hill High School – 3.3km
Shops	North Blackburn Shopping Centre – 1.5km Devon Plaza Shopping Centre – 3.1km Box Hill Central – 5.5km Doncaster Westfield – 4.9km
Parks	Middlefield Drive Reserve – 100m Koonung Park – 1.5km Boronia Grove Reserve – 2.3km Koonung Creek Reserve – 2.7km
Transport	Blackburn Train Station – 2.5km Bus Route 270 – Box Hill to Mitcham

FOR SALE

Rental Appraisal

\$400-\$450 per Week

Contact

Rachel Waters 0413 465 746
 Cameron Way 0418 352 380

Terms

10% deposit, balance 45/60 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 and electric light fittings & window furnishings 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

7/35 Middlefield Drive, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$850,500

House

Unit

X

Suburb

Blackburn North

Period - From

01/01/2018

to

31/12/2018

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	48 Junction Rd BLACKBURN NORTH 3130	\$750,000	01/02/2019
2	2/165 Springfield Rd BLACKBURN NORTH 3130	\$735,000	06/04/2019
3	1/1 Grosvenor St BLACKBURN NORTH 3130	\$730,000	12/04/2019

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  1  1

Rooms:

Property Type: Unit

Land Size: 413 sqm approx

Agent Comments

Comparable Properties



48 Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  -

Price: \$750,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: House

Land Size: 442 sqm approx



2/165 Springfield Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$735,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: Unit

Land Size: 271 sqm approx



1/1 Grosvenor St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$730,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: Unit

Land Size: 373 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 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.