



# 62 Morrie Crescent, Blackburn North

## Additional information

Land size: 585 sqm. (Approx.) 3 double bedrooms with BIR's

Formal dining/lounge area with ranges vista

Open fireplace

Meals area with built-in seating

Quality appliances

Renovaed bathroom

Powder room

Separate shower room

Laundry

Under house storage

Single garage

Ducted heating

Air-conditioning

Rainwater tank

Courtyard

Stunning gardens

# Close proximity to

Schools Old Orchard Primary School (zoned) – 1km

Kerrimuir Primary School – 1.1km

Blackburn High School (zoned) – o.9km

Box Hill High School – 2.3km

Shops North Blackburn Shopping Centre – 1.1km

Devon Plaza Shopping Centre- 2.8km

Box Hill Central – 3.6km Doncaster Westfield – 3.6km

Parks Slater Reserve – 290m

Koonung Park – 700m

Boronia Grove Reserve – 1.2km

Nicoll Park – 1.3km

Transport Blackburn Train Station – 2.1km

Bus Route 270 – Box Hill to Mitcham – 16om

# Rental Appraisal

\$440-\$480 per Week

# Contact

Christine Bafas 0427 835 610 Cameron Way 0418 352 380

### **Terms**

10% deposit, balance 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



Christine Bafas 9894 1000 0427 835 610 cbafas@woodards.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	62 Morrie Crescent, Blackburn North Vic 3130
Including suburb and	
postcode	

# Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
range between	ψ1,000,000	~	41,100,000

# Median sale price

Median price	\$1,150,000	Hou	ise X	Unit			Suburb	Blackburn North
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.

Ad	dress of comparable property	Price	Date of sale
1	28 Diana Dr BLACKBURN NORTH 3130	\$1,150,000	10/03/2018
2	1 Norfolk St BLACKBURN NORTH 3130	\$1,140,500	05/10/2017

#### OR

3

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.

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122 Shafer Rd BLACKBURN NORTH 3130





\$1,050,000

24/03/2018

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**Christine Bafas** 9894 1000 0427 835 610 cbafas@woodards.com.au

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2017: \$1,150,000



Rooms: **Property Type: Agent Comments** 

# Comparable Properties



28 Diana Dr BLACKBURN NORTH 3130 (REI)

**6** □ 1

Price: \$1,150,000 Method: Auction Sale Date: 10/03/2018

Rooms: 6

Property Type: House (Res) Land Size: 653 sgm approx



1 Norfolk St BLACKBURN NORTH 3130

(REI/VG)

**1** 3

Price: \$1,140,500

Method: Sold Before Auction

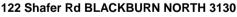
Date: 05/10/2017

Rooms: 6

Property Type: House (Res) Land Size: 605 sqm approx



**Agent Comments** 



(REI)

**(2)** 

Price: \$1,050,000 Method: Auction Sale

Rooms: -

Date: 24/03/2018

Property Type: House (Res) Land Size: 588 sqm approx

**Agent Comments** 



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#### **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.