



woodards 

12 Junction Road, Blackburn North

Additional information

Council Rates: \$1,7171 pa inc. FSL (refer to S32)
Neighbourhood Residential Zone- Schedule 4
Significant Landscape Overlay- Schedule 9
Built 2012
On its own block and title
Porcelain tiled floors
Spotted gum polished boards
Under-stair storage
Ilve stainless steel 900mm gas 6 burner cook top
Ilve stainless steel 900mm electric oven
Vinyl wrap cabinetry
Stone benches
Dishwasher
Wired for internet
Master with full ensuite, WIR's and BIR's
French doors to courtyard
Merbau decking
Remote double lock up garage
Evaporative cooling
Gas ducted heating
Split system air-conditioning
Water tank

External Land Size

401m2 (approx.)

Internal Size

25 squares (approx.) including garage

Rental Estimate

\$680 per week

Close proximity to

Schools Whitehorse Primary School-Junction Rd (zoned - 600m)
St Phillips Catholic Primary School- Junction Road (450m)
Blackburn High School- Springfield Road (zoned - 1.0km)
Box Hill High School- Whitehorse Road (3.3km)

Shops Blackburn North Shopping Centre (1.1km)
Tunstall Square, Donvale (2.5km)
Box Hill Centro (4.8km)
Forest Hill Chase (4.3km)
Westfield Doncaster (5.4km)

Parks Slater Reserve (400m)
Koonung Reserve (1.5km)

Transport Blackburn train station (2.5km)
Bus route 270 - Box Hill - Ringwood via Mitcham
Bus route 271 - Box Hill - Ringwood via Park Orchards
Bus route 286 - Box Hill - The Pines Shopping Centre via Blackburn Road
Bus route 901 - Frankston - Melbourne Airport (SMARTBUS Service)

Terms

10% deposit
30/60 days or other such terms the vendor has agreed to in writing

Method

Deadline Private Sale Closing Wednesday 7th April at 5pm

Chattels

All fixed floor coverings and fixed light fittings as inspected



Rachel Waters
0413 465 746



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

12 Junction Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,090,000

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2020

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	43 Maple St BLACKBURN 3130	\$1,305,000	25/03/2021
2	5A Merle St BLACKBURN NORTH 3130	\$1,270,000	14/10/2020
3	4 Bridgeford Av BLACKBURN NORTH 3130	\$1,185,000	18/12/2020

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:

02/04/2021 10:49



 3  2  2

Property Type: House
Land Size: 401 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2020: \$1,090,000

Comparable Properties



43 Maple St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,305,000
Method: Auction Sale
Date: 25/03/2021
Property Type: House (Res)
Land Size: 444 sqm approx



5A Merle St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,270,000
Method: Private Sale
Date: 14/10/2020
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 445 sqm approx



4 Bridgeford Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,185,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 324 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.