



18 Kinkora Road, Blackburn

Additional information

Land Size: 388sqm (approx.)
 Water rates: \$172.68 +usage (ref S32)
 Whitehorse Council rates: \$1,445.70(ref S32)
 Recently painted
 Gas ducted heating
 Evaporative cooling
 Master bedroom with WIRs and ensuite
 Two bedrooms with BIRs
 Undercover alfresco
 New window furnishing
 Kitchen with open plan Dining/family room
 opening on to alfresco
 Separate Toilet
 Single garage with room for an extra car

Potential rental return

\$ 480-540 per week based on current market

Chattels

All fixed floor coverings and electric light fittings
 as inspected

Close proximity to

Schools	Old Orchard Primary School- Koonung Rd, Blackburn North (1.2km) Blackburn Primary School- Whitehorse Rd, Blackburn (1.6km) Blackburn High School- Springfield Rd, Blackburn (1km)
Shops	Blackburn North Shopping Centre- Springfield Rd, Blackburn (750m) Box Hill Central- Whitehorse Rd, Box Hill (3.1km) Westfield Doncaster- Doncaster Rd, Doncaster (4.6km)
Parks	Elmhurst Basin Reserve- Elmhurst Rd, Blackburn (600m) Cootamundra Walk- Williams Rd, Blackburn (550m) Blackburn Lake Sanctuary- Central Rd, Blackburn (2.4km)
Transport	Blackburn train station (1.1km) Bus 271- Box Hill to Ringwood via Park Orchards Bus 279- Box Hill to Doncaster Shopping Centre Bus 303- City to Ringwood North via Park Orchards

Auction

Saturday 16th March at 10am

Terms

10% deposit balance 60/90 days (neg)

Contact

Julian Badenach 0414 609 665
 Russell Wheeler 0499 774 983

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

18 Kinkora Road, Blackburn Vic 3130

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$740,500

House

Unit

X

Suburb

Blackburn

Period - From 01/10/2018

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	2/13 Esdale St BLACKBURN 3130	\$862,500	27/10/2018
2	2/9 Hamilton Av BLACKBURN 3130	\$845,000	28/11/2018
3	2/30 Central Rd BLACKBURN 3130	\$815,000	24/01/2019

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  2  1

Rooms:

Property Type: House

Agent Comments

Comparable Properties



2/13 Esdale St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$862,500

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Unit

Land Size: 251 sqm approx



2/9 Hamilton Av BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: Villa



2/30 Central Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 24/01/2019

Rooms: 6

Property Type: Unit

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.