



11 Wellington Avenue, Blackburn

Additional information

Land Size: 1276sqm (approx.)
 Neighbourhood Residential Zone 1
 Significant Landscape Overlay – Schedule 2
 Water rates: \$TBA +usage (ref S32)
 Whitehorse Council rates: \$TBA(ref S32)
 Gas ducted heating
 Large formal lounge room with OFP
 3 bedrooms with BIRs
 Neat original bathroom
 Laundry with shower and 2nd WC
 4th bed (BIRs) with attic storage space
 Large family room overlooking backyard with
 AC unit
 Functional kitchen with gas cooktop & elec oven
 Dishwasher
 Formal dining room
 In ground concrete pool (not in operation)

Potential rental return

\$420 - \$450 per week based on current market

Chattels

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

Close proximity to

Schools	St Thomas the Apostle Primary School- Central Rd, Blackburn (450m) Blackburn Primary School- Whitehorse Rd, Blackburn (1.4km) Blackburn High School- Springfield Rd, Blackburn (2.4km)
Shops	Blackburn Station Village- South Pde, Blackburn (900m) Blackburn South Shopping- Canterbury Rd, Blackburn (1.7km) Forest Hill Chase- Canterbury Rd, Forest Hill (1.7km) Westfield Doncaster- Doncaster Rd, Doncaster (7.2km)
Parks/Rec	Blackburn Lake Sanctuary- Central Rd, Blackburn (450m) Furness Park & Creeklands- Blackburn Rd, Blackburn (450m) Zap Fitness- Blackburn Rd, Blackburn (700m) Nunawading Aqualink- Fraser Pl, Nunawading (4.1km)
Transport	Blackburn train station (900m) Bus 703- Middle Brighton to Blackburn via Monash Uni Bus 736- Mitcham to Blackburn via Glen Waverley Bus 765- Mitcham to Box Hill via Brentford Square

AUCTION SATURDAY 2nd MARCH 11am

Terms

10% deposit balance 30/60 days (neg) or other such terms that the vendor has agreed to in writing prior to the commencement of the auction

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

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

11 Wellington Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,410,000

House

X

Unit

Suburb Blackburn

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	8 Wolseley Cr BLACKBURN 3130	\$2,350,000	22/11/2018
2	34 Lake Rd BLACKBURN 3130	\$1,425,000	14/08/2018
3	24 Glen Ebor Av BLACKBURN 3130	\$1,390,000	02/11/2018

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.



 4  2  1

Rooms:
Property Type: House
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 Year ending December 2018: \$1,410,000

Comparable Properties



8 Wolseley Cr BLACKBURN 3130 (REI)

Agent Comments

 5  3  3

Price: \$2,350,000
Method: Private Sale
Date: 22/11/2018
Rooms: 9
Property Type: House (Res)
Land Size: 2146 sqm approx



34 Lake Rd BLACKBURN 3130 (VG)

Agent Comments

 3  -  -

Price: \$1,425,000
Method: Sale
Date: 14/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 1048 sqm approx

24 Glen Ebor Av BLACKBURN 3130 (VG)

Agent Comments

 4  -  -

Price: \$1,390,000
Method: Sale
Date: 02/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 1071 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.