



## 2C Junction Road Blackburn North

### Additional Information

Built 2017  
 Double garage  
 Double door entry  
 Gas fire place  
 Reverse cycle heating & cooling  
 Tassie oak hardwood floors  
 100% double glazed windows  
 Ground to ceiling 2 pac cupboards  
 40mm stone bench tops  
 Breakfast bar  
 900mm gas Bosch cook top  
 Bosch electric oven  
 2.4 meter doors  
 Fully fitted robes  
 Led downlights  
 Grand bathroom with floor to ceiling tiles  
 Landscaped garden  
 Fully decked outdoor entertainment area

### Potential rental return

\$650-670 per week

### Auction

Saturday 10<sup>th</sup> November 11am

### Contact

Sam Ejtemai 0449 946 226  
 Julian Badenach 0414 609 665

### Close proximity to

|           |  |
|-----------|--|
| Schools   | Whitehorse Primary School – Zoned – 700m<br>St Philips Primary School – 600m<br>Blackburn High School – Zoned – 1.5km                      |
| Shops     | Blackburn North Shopping Centre – 1.3km<br>Forest Hill Chase – 4.1km<br>Westfield Doncaster – 4.8km  |
| Parks     | Slater Reserve – 1km<br>Greenglade Court Reserve – 350m<br>Blackburn Lake Sanctuary – 3km  |
| Transport | Bus 270 – Box Hill to Mitcham via Blackburn North<br>Bus 271 – Box Hill to Ringwood via Park Orchards<br>Bus 273 – The Pines to Nunawading |

### Terms

10% deposit, balance 30/60 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings.

## 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

2c Junction Road, Blackburn North Vic 3130

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,150,000

**Median sale price**

Median price \$1,145,250

House

X

Unit

Suburb Blackburn North

Period - From 01/07/2017

to

30/06/2018

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 | 2/7 Langtree Ct BLACKBURN 3130     | \$1,158,880 | 25/07/2018   |
| 2 | 66a Darvall St DONVALE 3111        | \$1,155,000 | 19/06/2018   |
| 3 | 1/7 Talford St DONCASTER EAST 3109 | \$1,066,000 | 18/08/2018   |

**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  3  2

**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**2/7 Langtree Ct BLACKBURN 3130 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,158,880

**Method:** Private Sale

**Date:** 25/07/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**66a Darvall St DONVALE 3111 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 19/06/2018

**Rooms:** -

**Property Type:** House



**1/7 Talford St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,066,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

## **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](mailto: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.