



**woodards** 

## 6 Middlefield Drive, Blackburn North

### Additional information

Council Rates: \$1,825.45pa  
 Water Rates: \$177pq + usage  
 General Residential Zone Schedule 3  
 Significant Landscape Overlay Schedule 9  
 Gas ducted heating  
 Split system cooling units  
 Security alarm system  
 Solid timber Brush Box floorboards, staircase & benchtops  
 Ornate Victorian cornices  
 Tall skirting boards  
 Solid timber doors & brass fittings  
 Dado panelling  
 Italian tiles  
 French country kitchen with Falcon Cooker  
 Plantation shutters  
 Formal lounge room with Phoenix wood heater  
 Open plan conservatory style family room with double glazed windows & views of the garden  
 Bluestones paths (reclaimed from Como House Estate)  
 Master bedroom with WIR & ensuite  
 Downstairs guest bedroom or study  
 3 large bedrooms upstairs share central bathroom & retreat  
 Home office/ studio with separate entrance

### Internal / external size

Land size: 559sqm approx.

Agent's Estimate of Selling Price \$1,250,000 - \$1,350,000

Median House Price \$1,040,000 (REIV March 2019)

### Close proximity to

#### Schools

Nino Early Learning- Koonung Rd, Blackburn North (900m)  
 Old Orchard Primary School- Koonung Rd, Blackburn North (650m)  
 Blackburn High School- Springfield Rd, Blackburn (1.1km)

#### Shops

Blackburn Nth Shopping Centre- Springfield Rd, Blackburn (1.2km)  
 Box Hill Central- Whitehorse Rd, Box Hill (4.7km)  
 Forest Hill Chase- Canterbury Rd, Blackburn (5km)  
 Westfield Doncaster- Doncaster Road, Blackburn (4.5km)

#### Parks

Middlefield Dr Reserve- access via end of street (80m)  
 Slater Reserve- Grosvenor St, Blackburn North (1km)  
 Koonung Creek trail- Koonung Rd, Blackburn North (150m)

#### Transport

Blackburn train station (2.2km)  
 Bus 270 Box Hill to Mitcham via Blackburn  
 Bus 279 Box Hill to Doncaster  
 Bus 303 City to Ringwood North  
 Bus 906 City to Warrandyte

### Rental Estimate

\$580per week based on current market conditions

### Chattels

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

### Terms:

10% deposit, balance 90/120 days

### Method

Deadline Private Sale Closing Tuesday 13<sup>th</sup> August (Unless sold prior)



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

## 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

6 Middlefield Drive, 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 \$1,250,000 &amp; \$1,350,000

**Median sale price**

Median price \$1,040,000 House X Unit Suburb Blackburn North

Period - From 01/04/2018 to 31/03/2019 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		
3		

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.

## 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.