



8 Cromwell Court Blackburn

Additional Information

Land Size: 775 sqm (approx.)

Blackburn Lake precinct

Abundance of natural light

4 bedrooms plus study

Master bedroom with ensuite

Generous land with potential

Timber floors

Wood fireplace

Second versatile living space

Patio

Large rear garden

Ducted heating

Reverse cycle cooling

Single carport and garage

Laundry with external access

Potential rental return

\$520.00-\$570.00 per week

Private Sale

\$1,229,000

Contact

Cameron Way – 0418 352 380

Christine Bafas – 0427 835 610

Close proximity to

Schools

Blackburn Lake Primary School (zoned) – 650km

Blackburn Primary School –(zoned) -1.5km

Blackburn High School –(zoned) 3km

Box Hill High School – 3.3km

Shops

Brand Smart Outlet – 2.1km

Forest Hill Chase – 2.8km

Blackburn North Shopping Centre – 3km

Box Hill Central – 4.9km

The Glen Shopping Centre- 6.8km

Parks

Blackburn Lake Sanctuary – 650m

Morton Park – 1.0km

Furness Park – 1.7km

Wirreanda Court Reserve– 1.8km

Transport

Nunawading Station – 1.5m

Blackburn Station – 1.7km

Bus Route 736 – Central Road – Mitcham to Blackburn

Bus Route 765 – South Parade – Mitcham to Box Hill

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings, light fittings and pool equipment.

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

8 Cromwell Court, Blackburn Vic 3130

Indicative selling price

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

Single price \$1,229,000

Median sale price

Median price \$1,410,000

House

X

Unit

Suburb

Blackburn

Period - From 01/10/2017

to

30/09/2018

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 Patterson St NUNAWADING 3131	\$1,235,000	15/12/2018
2	4 Leons Ct BLACKBURN 3130	\$1,181,000	13/10/2018
3	119 Main St BLACKBURN 3130	\$1,180,000	15/12/2018

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  2

Rooms:
Property Type: House (Res)
Land Size: 775 sqm approx
Agent Comments

Comparable Properties



2 Patterson St NUNAWADING 3131 (REI)

Agent Comments

 4  1  1

Price: \$1,235,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 868 sqm approx



4 Leons Ct BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,181,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 7
Property Type: House (Res)
Land Size: 543 sqm approx



119 Main St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 737 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.