



**woodards** 

## 35 Peter Avenue, Blackburn North

### Additional information

Council Rates: \$1,924pa (approx.)  
 General Residential Zone – Schedule 3  
 Significant Landscape Overlay – Schedule 9  
 Classic 1950's built weatherboard  
 Four bedrooms – 3 with BIRs  
 Gas stove  
 Dishwasher  
 Family bathroom with bath and shower  
 Separate shower room  
 Large lounge/dining room  
 Family room  
 Gas ducted heating  
 Evaporative cooling  
 Large flat backyard  
 Single remote garage

### Internal / external size

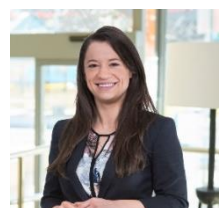
Land size: 783sqm approx.

### Rental Estimate

\$480 per week based on current market conditions

### Method

Auction Saturday 24 July 2021 at 12pm



**Rachel Waters**  
0413 465 746



**Jackie Mooney**  
0401 137 901

### Close proximity to

**Schools** Old Orchard Primary School (zoned - 450m)  
 St Phillips Catholic Primary School- Junction Road (1km)  
 Blackburn High School- Springfield Road (zoned - 90m)  
 Box Hill High School- Whitehorse Road (2.8km)

**Shops** Blackburn North Shopping Centre (750m)  
 Tunstall Square, Donvale (2.9km)  
 Box Hill Centro (4.2km)  
 Forest Hill Chase (4.2km)  
 Westfield Doncaster (5.2km)

**Parks** Slater Reserve (1km)  
 Koonung Reserve (1.1km)

**Transport** Blackburn train station (2.0km)  
 Bus route 901 - Frankston - Melbourne Airport (SMARTBUS Service)  
 Bus route 270 - Box Hill - Ringwood via Mitcham  
 Bus route 279 - Doncaster SC via Middleborough Rd  
 Bus route 303 - city- Ringwood North via Park Rd

### Chattels

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

### Settlement

30/60 days or any other such terms that have been agreed to in writing prior to auction

# 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

35 Peter Avenue, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,140,500 Property Type House Suburb Blackburn North

Period - From 01/04/2020 to 31/03/2021 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	3 Gerbera Ct BLACKBURN NORTH 3130	\$1,272,500	03/06/2021
2	10 Harcourt St BLACKBURN NORTH 3130	\$1,360,000	27/02/2021
3	3 Dale Ct BLACKBURN NORTH 3130	\$1,190,000	27/02/2021

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.~~

This Statement of Information was prepared on:

22/06/2021 18:10



 4  1  1

**Property Type:**

**Land Size:** 783 (approx) sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending March 2021: \$1,140,500

## Comparable Properties



**3 Gerbera Ct BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,272,500

**Method:** Sold Before Auction

**Date:** 03/06/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**10 Harcourt St BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 733 sqm approx



**3 Dale Ct BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 668 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 [jpiccolo@woodards.com.au](mailto:jpiccolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.