



woodards 

14 Beverley Crescent, Blackburn

Additional information

Land: 738sqm
 Council Rates: \$1,988pa approx. (refer to Section 32)
 1950's clinker brick home
 Extensively renovated in 2013
 Open meals/living area
 Well-appointed kitchen - 900m Blanco oven and Miele dishwasher
 Glass splashback in kitchen
 Master bedroom with built in robes
 Hardwood floors
 Alfresco covered deck off living
 Gas ducted heating
 Cooling - reverse cycle split systems
 Automated watering system to front yard
 Established gardens
 Single carport
 Two driveways - boat/caravan/trailer etc.
 Two storage sheds
 Separate studio/home office with ensuite

Method

Deadline Private Sale Wednesday 21 October at 5pm

Rental Estimate

\$650 per week

Settlement

30/60 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price \$1,385,000 - \$1,485,000

Close proximity to ...

Schools Blackburn High School (zoned) – 650m
 Box Hill High School – 1.6km
 Old Orchard Primary School (zoned) – 1.1km
 Blackburn Lake Primary School – 1.8km

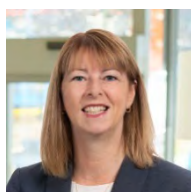
Shops North Blackburn Shopping Centre – 1.1km
 Blackburn Station Village – 1.9km
 Box Hill Central – 3.0km
 Forest Hill Chase Shopping Centre – 4.3km
 Westfield Doncaster – 4.5km

Parks Koonung Reserve – 800m
 Stanley Grove Street Reserve – 450m
 Springfield Park – 1.1km
 Box Hill City Oval – 1.9km

Transport Blackburn Train Station – 1.5km
 Laburnum Train Station – 1.5km
 Bus 279 Box Hill - Doncaster SC via Middleborough Rd
 Bus 303 City - Ringwood North via Park Rd



Cameron Way
 0418 352 380



Jackie Mooney
 0401 137 901

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

14 Beverley Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,385,000

&

\$1,485,000

Median sale price

Median price

\$1,233,000

Property Type

House

Suburb

Blackburn

Period - From

01/07/2020

to

30/09/2020

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	5 Elder St, Blackburn, Vic 3130, Australia	\$1,403,000	12/09/2020
2	3 Musk St BLACKBURN 3130	\$1,500,000	17/06/2020
3	6 Athol Ct BLACKBURN 3130	\$1,405,000	28/07/2020

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:

13/10/2020 12:40



 4  2  1

Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

There two separate driveways for this property offering potential to explore the possibility for an additional dwelling at the rear (STCA).

Comparable Properties



5 Elder St, Blackburn, Vic 3130, Australia (REI) **Agent Comments**

 3  1  2

697sqm 1.9km distance from target

Price: \$1,403,000

Method:

Date: 12/09/2020

Property Type: House



3 Musk St BLACKBURN 3130 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 17/06/2020

Property Type: House

Land Size: 780 sqm approx



6 Athol Ct BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,405,000

Method: Sold Before Auction

Date: 28/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 593 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 jpiccio@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 (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.