



11A Donald Street, Blackburn South

Additional Information

Land size: 345 sqm (approx.)
 Own title, no body corporate
 Box Hill High School zone
 Formal lounge and dining
 Open plan family and meals zone
 Timber floors
 Built in robes to all bedrooms
 Sizable grass courtyard
 Secure alarm
 Ducted heating
 Reverse cycle cooling
 Double garage
 Internal access from garage

Potential rental return

\$520.00 to \$570.00 per week approx.

Auction

Saturday March 3rd at 12pm.

Contact

Christine Bafas – 0427 835 610
 Cameron Way – 0418 352 380

Close proximity to

Schools	Laburnum Primary School – Zoned – 1.1km Box Hill High School – Zoned – 1.9km Orchard Grove Primary School – 1.5km Blackburn High School – 3.7km
Shops	Blackburn South Shopping Centre – 1km Burwood Heights Shopping Centre – 3.3km Forest Hill Chase – 2km Box Hill Central – 4km
Parks	RHL Sparks Reserve – 1.1km Wembley Park – 1.1km Wurundjeri Wetlands – 1.6km Blackburn Lake Sanctuary – 2.4km
Transport	Blackburn Station – 1.9km Laburnum Station – 2.1km Bus Route 733 - Oakleigh - Box Hill via Clayton, Monash University, Mt Waverley. Canterbury Rd – 900m Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest Hill, Blackburn – Middleborough Rd - 200m Tram 75 - Etihad Stadium Docklands - Vermont South – Burwood Highway – 3.7km

Terms

10% deposit, balance 30/60 days 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

11a Donald Street, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$935,000

Median sale price

Median price \$848,750

House

Unit

X

Suburb

Blackburn South

Period - From 01/01/2017

to

31/12/2017

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	1/7 Main St BLACKBURN 3130	\$917,500	04/09/2017
2	117 Fulton Rd BLACKBURN SOUTH 3130	\$905,000	26/08/2017
3	2/21 Branksome Gr BLACKBURN SOUTH 3130	\$895,000	10/11/2017

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.



 3  2  2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



1/7 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$917,500

Method: Private Sale

Date: 04/09/2017

Rooms: 5

Property Type: Townhouse (Single)



117 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$905,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: House (Res)



2/21 Branksome Gr BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

 3  2  2

Price: \$895,000

Method: Sold Before Auction

Date: 10/11/2017

Rooms: 6

Property Type: Unit

Land Size: 318 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.