



1/2B Aberdeen Road, Blackburn South

Additional Information

Land size: 245 sqm (approx.)
 Own title, no body corporate
 Box Hill High School zone
 Open plan family and meals zone
 Laminate floors
 Built in robes to double bedrooms
 Good sized study
 Separate powder room (2nd toilet)
 North facing courtyard and garden
 Secure alarm
 Ducted vacuum
 Ducted heating
 Reverse cycle cooling
 Solar panels
 Single garage
 Internal access from garage

Potential rental return

\$390.00 to \$420.00 per week approx.

Auction

Saturday April 28th at 10am.

Contact

Christine Bafas – 0427 835 610
 Demi Liu – 0434 192 556

Close proximity to

Schools

Laburnum Primary School – Zoned – 750m
Box Hill High School – Zoned – 1.5km
 Orchard Grove Primary School – 1.6km
 Blackburn High School – 3.6km

Shops

Blackburn South Shopping Centre – 850m
 Forest Hill Chase – 2.4km
 Burwood Heights Shopping Centre – 3km
 Box Hill Central – 3.3km

Parks

RHL Sparks Reserve – 650m
 Wembley Park – 650mm
 Kalang Park – 650m
 Blacks Walk Reserve – 700m

Transport

Laburnum Station - 1.7km
 Blackburn Station – 2.6km
 Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest Hill, Blackburn – 180m
 Bus Route 733 - Oakleigh - Box Hill via Clayton, Monash University, Mt Waverley, Canterbury Rd – 350m
 Tram 75 - Etihad Stadium Docklands - Vermont South – Burwood Highway – 2.6km

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

1/2B Aberdeen Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$848,750 House Unit ☒ 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	2a Barns St BLACKBURN SOUTH 3130	\$825,000	17/03/2018
2	8a Ryan Gr BLACKBURN SOUTH 3130	\$780,000	26/03/2018
3	2/4 Minna St BLACKBURN 3130	\$765,000	20/12/2017

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 245 sqm approx

Agent Comments

Comparable Properties



2a Barns St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 2  1  1

Price: \$825,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: Unit

Land Size: 334 sqm approx



8a Ryan Gr BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: House (Res)



2/4 Minna St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$765,000

Method: Private Sale

Date: 20/12/2017

Rooms: -

Property Type: Townhouse (Single)

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.