



## 1 Clifton Street, Blackburn

Land size: 673sqm approx. corner block

Built: 1964

House size: 15sq

Whitehorse Council rates: \$1,965.80 pa (ref Sec 32)

Yarra Valley Water rates: \$178 plus usage (ref Sec 32)

Neighbourhood Residential Zone- schedule 1

Significant Landscape Overlay- schedule 2

Wide entrance hall

Large open plan living/ dining room with S/S unit

Bright family room with polished floorboards & CF

Gas ducted heating throughout

Evaporative cooling

North facing master bedroom with fitted WIR, ensuite & ceiling fan

3 further bedrooms with BIRs

Neat central bathroom

Spacious kitchen 5 burner gas cooktop, Miele electric oven & plenty of cupboard space

Large laundry with cupboards with external access

Double remote garage with internal access

New buffalo turf

Garden shed

External sunblinds

### Auction

Saturday 17<sup>th</sup> March at 1pm

### Contact

Julian Badenach – 0414 609 665

Jessica Hellmann – 0411 034 939

### Schools

Blackburn Lake Primary School -Florence St, Blackburn (130m)

Forest Hill College - Mahoneys Rd, Burwood East (4km)

St Thomas Apostle Primary School- Central Rd, Blackburn ( 1.5km)

Emmaus College- Springvale Rd, Vermont South (3.2km)

### Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (2km)

Blackburn Village – South Pde, Blackburn (2.4km)

Westfield Doncaster- Doncaster Rd, Doncaster (2.4km)

### Parks/Rec

Blackburn Lake Sanctuary – access via Clifton St (140m)

Aqualink- Fraser Pl, Forest Hill (3km)

Zap Fitness- Blackburn Rd, Blackburn (1.9km)

### Transport

Blackburn Station- South Pde, Blackburn (2.3km)

Nunawading Station- Springvale Rd, Nunawading (1.8km)

Bus 736 – Mitcham to Blackburn via Forest Hill (800m)

### Terms

10% deposit, balance 60-120 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.

### Potential rental return

\$600 - \$650 per week approx.

## 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 Clifton Street, Blackburn 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 \$1,350,000

&amp;

\$1,450,000

**Median sale price**

Median price \$1,420,000

House

X

Unit

Suburb

Blackburn

Period - From 01/07/2017

to

30/09/2017

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	17 Parkside St BLACKBURN 3130	\$1,490,000	06/10/2017
2	29 Shawlands Av BLACKBURN SOUTH 3130	\$1,420,000	12/08/2017
3	26 Gerald St BLACKBURN 3130	\$1,369,000	08/08/2017

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.



 4  2  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 673 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
September quarter 2017: \$1,420,000

## Comparable Properties



**17 Parkside St BLACKBURN 3130 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,490,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)



**29 Shawlands Av BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**26 Gerald St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 4  1  -

**Price:** \$1,369,000  
**Method:** Private Sale  
**Date:** 08/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 630 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](mailto: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](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 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.