



woodards 

4/8-10 Lithgow Avenue, Blackburn

Additional information

Owners corporation fees: TBA
Council Rates: TBA
Brick vaneer
Brand new carpet
Large kitchen
900mm Gas cook top
Electric wall oven
Large separate study
Separate laundry
Two bedrooms with WI Robe's
Large bathrooms
Private courtyard
Built In BBQ
Single garage

Rental Estimate

\$420 per week based on current market conditions

Chattels

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

Close proximity to

Schools

Blackburn Primary School –zoned -1.3km
Box Hill High School - zoned - 1km
Laburnum Primary School – 1.8km
Blackburn High School -1.5km

Shops

Blackburn Village – 500m
Box Hill Central – 2.4km
Forest Hill Chase– 3km
Burwood Brickworks – 4.2km
Burwood One – 5km
Westfield Doncaster – 5.7km

Parks

Elmhurst Basin Reserve -270m
Box Hill City Oval -1.3km
Morton Park – 1km
Blackburn Lake Sanctuary – 1.5km

Transport

Blackburn Railway Station -450m
Bus 271 - Box Hill - Ringwood via Park Orchards
Bus 279 - Box Hill - Doncaster SC via Middleborough Rd
Bus 901 - Frankston - Melbourne Airport

Settlement

10% deposit, 30/60 days (neg)

Method

Auction Saturday 8 May at 12pm



Rachel Waters
0413 465 746



Julian Badenach
0414 609 665

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

4/8-10 Lithgow Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$789,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2020

to

31/12/2020

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	3/17 Cootamundra Cr BLACKBURN 3130	\$825,500	06/02/2021
2	2/8-10 Lithgow Av BLACKBURN 3130	\$810,000	03/12/2020
3	8/35 Middlefield Dr BLACKBURN NORTH 3130	\$800,088	02/03/2021

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:

09/04/2021 16:34



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

Year ending December 2020: \$789,000

Comparable Properties

3/17 Cootamundra Cr BLACKBURN 3130 (REI) **Agent Comments**

 2  1  2

Price: \$825,500

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit



2/8-10 Lithgow Av BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 03/12/2020

Property Type: Unit



8/35 Middlefield Dr BLACKBURN NORTH 3130 (REI) **Agent Comments**

 2  1  2

Price: \$800,088

Method: Sold Before Auction

Date: 02/03/2021

Property Type: Unit

Land Size: 300 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 **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.