



1/12 Hastings Avenue, Blackburn South

Additional information

Land size: 270m²
 House size: 110m²
 Built 1959
 Neighbourhood Residential Zone – schedule 3
 Lounge Gas Stone Fireplace
 Lounge Bi folding doors opening to Alfresco entertaining area
 Downlights/satin series light switches
 Polished floorboards
 3 bedrooms all with ceiling fans
 Renovated kitchen with Bellini dishwasher
 Gas cooking
 Fully renovated bathroom with electric skylight
 Secure video intercom entry
 Gas hot water service
 Reverse cycle heating & cooling
 Single garage with automatic door
 Storage Shed
 2 x under house Water Tanks (Bladders)
 Fully re-wired
 Fully re-plumbed
 Full re-stumped

Auction

Saturday 30th June at 1:00pm

Contact

Tracey Pattison - 0432 336 078
 Julian Badenach – 0414 609 665

Close proximity to

Schools	Orchard Grove Primary School (zoned) – 1.7km Laburnum Primary School – 2.0km Forest Hill College – 3.4km Box Hill High School (zoned) – 2.6km Deakin University Burwood – 3.4km
Shops	Burwood Brickworks Shopping Centre – 1.3m Burwood One Shopping Centre – 2.4km Box Hill Central – 3.4km Forest Hill Chase Shopping Centre – 3.9km
Parks	Wurundjeri Wetlands – 450m Orchard Grove Reserve – 1.0m Eley Park – 1.1m Gardiners Creek Reserve – 1.9km
Transport	Laburnum Railway Station – 2.8km Tram 75 – Docklands to Vermont South – 1.3km Bus 733 – Oakleigh to Box Hill – 160m Bus 735 – Box Hill to Nunawading – 160m

Rental Appraisal

\$420.00 - \$460.00 per week (Approx)

Terms

10% deposit, balance in 60 days or other such terms that the vendors have agreed to in writing.

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

1/12 Hastings Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$848,750 House Unit ☒ Suburb Blackburn South

Period - From 01/04/2017 to 31/03/2018 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	2/29 Hill St BOX HILL SOUTH 3128	\$867,000	17/03/2018
2	2a Barns St BLACKBURN SOUTH 3130	\$825,000	17/03/2018
3	8a Ryan Gr BLACKBURN SOUTH 3130	\$780,000	12/01/2018

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.

Tracey Pattison

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0432336078

tpattison@woodards.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending March 2018: \$848,750



 3  1  1

Rooms: 7

Property Type: House

Land Size: 270 sqm approx

Agent Comments

Comparable Properties



2/29 Hill St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  2

Price: \$867,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 1 sqm approx



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/VG)

Agent Comments

 3  1  2

Price: \$780,000

Method: Private Sale

Date: 12/01/2018

Rooms: -

Property Type: House

Land Size: 299 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.