



1 Banksia Street, Blackburn

Additional information

Land Size: 345sqm (approx.)
 House Size: 21.8sq
 Neighbourhood Residential Zone 3
 Water rates: \$TBA +usage (ref S32)
 Whitehorse Council rates: \$TBA(ref S32)
 Downstairs master bedroom with WIR & ensuite
 Upstairs living area
 Braemar gas ducted heating & evap cooling
 40mm Caesar stone benchtop (wet areas)
 Miele appliances
 Soft closing drawers in kitchen
 European Oak timber flooring
 Fully tiled bathroom & ensuite
 All double glazed windows (except bi fold)
 Flyscreens included
 2100L water tank connected to WC
 Rinnai instantaneous hot water unit
 Single garage with remote

Close proximity to

Schools	Laburnum Primary School- Janet St, Blackburn (500m) Box Hill High School- Whitehorse Rd, Box Hill (1.3km) Deakin University- Burwood Hwy, Burwood (5.5km)
Shops	Blackburn Station Village- South Pde, Blackburn (1.5km) Blackburn South Shopping- Canterbury Rd, Blackburn (750m) Box Hill Central- Whitehorse Rd, Box Hill (2.8km) Westfield Doncaster- Doncaster Rd, Doncaster (6.3km)
Parks/Rec	Kalang Park- Kalang St, Blackburn (10m) Blacks Walk Reserve- Pakenham St, Blackburn (450m) Genesis Gym- Middleborough Rd, Box Hill South (1km) Box Hill Aqualink- Surrey Dr, Box Hill (3km)
Transport	Blackburn train station (1.5km) Laburnum train station (1.1km) Bus 703- Middle Brighton to Blackburn via Monash Uni Bus 765- Mitcham to Box Hill via Brentford Square

Potential rental return

\$700 per week based on current market

Chattels

All fixed floor coverings and electric light fittings as inspected.

DEADLINE PRIVATE SALE TUES 30TH APRIL 5PM

Terms

10% deposit balance 90 days (neg)

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

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 Banksia Street, Blackburn Vic 3130

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

Single price \$1,325,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb

Blackburn

Period - From 01/10/2018

to

31/12/2018

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		
3		

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  1

Rooms:

Property Type: House (Res)

Land Size: 345 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,325,000

Median House Price

December quarter 2018: \$1,245,000

Comparable Properties



57a Williams Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,440,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx

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.

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.