



woodards 

37 Elmhurst Road, Blackburn

Additional information

Land size: 731m2, corner block
 Built 1956
 Renovated spacious kitchen with modern Smeg and Beko appliances
 Large entrance
 Large open plan living with 3 living areas
 4 beautiful bedrooms
 2 fully renovated bathrooms
 Large laundry with ample cupboard space
 Polished floorboards throughout
 Bay windows overlooking spacious garden
 Front and rear verandas
 Gas hot water service
 Split system air-conditioner
 Gas ducted heating
 Alfresco entertaining area
 Great under house storage
 Double garage

Auction

Saturday 16 November at 1pm

Rental Estimate

\$630 - \$680 per week

Agent's Estimate of Selling Price \$1,200,000 - \$1,320,000

Close proximity to ...

Schools

Blackburn High School (Zoned) – 1.2km
 Old Orchard Primary School – Zoned 1.8km
 Blackburn Primary School (zoned) – 1.9km
 Box Hill High School – 1.0 km

Shops

North Blackburn Shopping Centre – 1.2km
 Brand Smart Nunawading – 3.1km
 Westfield Doncaster – 4.5km
 Eastland Shopping Centre – 8.2km

Parks

Box Hill City Oval – 550m
 Whitehorse Reserve – 900m
 Kalang Park – 1.6km

Transport

Blackburn Train Station – 1.5km
 Bus 270 – Box Hill to Mitcham via Blackburn Nth
 Bus 279 – Box Hill to Doncaster SC – 500m
 Bus 303 – City to Ringwood North – 500m

Settlement

30/60 days or by negotiation

Chattels

All fixed floor coverings, window furnishings and light fittings.



Mark Johnstone
 0417 377 916



Julian Badenach
 0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

37 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,330,750

Property Type House

Suburb Blackburn

Period - From 01/04/2019

to

30/06/2019

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	15 Patricia Rd BLACKBURN 3130	\$1,310,800	04/05/2019
2	27 Packham St BOX HILL NORTH 3129	\$1,260,000	11/05/2019
3	18 Verbena St BLACKBURN NORTH 3130	\$1,160,000	14/04/2019

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:

11/10/2019 09:40



 4  2  2

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties

15 Patricia Rd BLACKBURN 3130 (VG)

Agent Comments

 4  -  -

Price: \$1,310,800

Method: Sale

Date: 04/05/2019

Property Type: House (Res)

Land Size: 662 sqm approx



27 Packham St BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House (Res)

Land Size: 685 sqm approx



18 Verbena St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Private Sale

Date: 14/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 650 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 jpiccio@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.