



woodards 

2F Almer Avenue, Blackburn

Additional information

Council Rates: \$TBAA (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 Brand new home- separate title
 Land size: 253sqm (approx.)
 House size: 164.3m2 (plus garage) =17.7sq plus garage
 Solid timber flooring throughout downstairs living
 Open plan design with courtyard access
 Two master bedrooms with WIR & fully tiled ensuites
 Two other bedrooms with BIRs
 Actron Air Inverter units (bedrooms & living)
 Ducted vacuum
 Security alarm provision
 SMEG 900mm 5 burner gas cooktop
 SMEG 600mm electric oven
 SMEG integrated dishwasher
 Feature pendant lights in kitchen
 Stone benchtops
 Downstairs powder room
 Garden shed
 Water tank
 Double garage (remote) with internal access

Median House Price \$1,300,000 (REIV September 2019)

Close proximity to

Schools

Whitehorse Primary School- Junction Rd, Blackburn North (1km)
 St Philips Primary School- Junction Rd, Blackburn North (900m)
 Blackburn Primary School- Whitehorse Rd, Blackburn (1.4km)
 Blackburn High School- Springfield Rd, Blackburn (1.6km)

Shops

North Blackburn Shopping Centre- Springfield Rd, Blackburn (1.3km)
 The Peddler Café- Springfield Rd, Nunawading (600m)
 Westfield Doncaster- Doncaster Road, Blackburn (6.4km)

Parks

Nicoll Park- Nicoll St, Nunawading (300m)
 Cootamundra Walk- Access via Ashlar Cres, Blackburn (500m)
 Koonung Creek trail- access via Springvale Rd, Nunawading (1.9km)

Transport

Nunawading train station (2km)
 Bus 270 Box Hill to Mitcham via Blackburn North
 Bus 271 Box Hill to Ringwood via Park Orchards
 Bus 273 The Pines to Nunawading
 Bus 303 City to Ringwood North

Rental Estimate

\$750per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit, balance 30/60 days

Method

Private Sale

Jessica Hellmann

0411 034 939

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

2F Almer Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,225,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Blackburn

Period - From 01/07/2019

to 30/09/2019

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	42 Esdale St, Blackburn, Vic 3130, Australia	\$1,200,000	28/11/2019
2	1/7 Langtree Ct BLACKBURN 3130	\$1,180,000	24/08/2019
3	112a Koonung Rd BLACKBURN NORTH 3130	\$1,160,000	02/11/2019

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:

06/12/2019 11:04



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,225,000

Median House Price

September quarter 2019: \$1,300,000

Comparable Properties

42 Esdale St, Blackburn, Vic 3130, Australia (REI)

Agent Comments

 -  -  -

Price: \$1,200,000

Method:

Date: 28/11/2019

Property Type: House

1/7 Langtree Ct BLACKBURN 3130 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,180,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 350 sqm approx



112a Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  3  1

Price: \$1,160,000

Method: Auction Sale

Date: 02/11/2019

Rooms: 10

Property Type: House (Res)

Land Size: 312 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.