



## 10 Highfield Avenue, Blackburn South

### Additional Information

Land Size: 633sqm (approx.)  
 Council Rates: \$2,000.15  
 Box Hill High School Zone  
 Full six star energy rating  
 1920's Californian Bungalow completely renovated  
 Smeg appliances including pyrolytic oven, dishwasher  
 Ilve rangehood with external ducting  
 Cesarstone benches to kitchen, bathrooms, powder room and laundry  
 3 metre ceilings (10 feet) throughout  
 LED downlights throughout  
 Plantations shutters and blinds throughout  
 Monitored alarm system  
 French oak premium wide flooring  
 Attic storage  
 Off street parking for 2 cars  
 Landscaped front and rear gardens  
 Restumped with concrete, ant caps and bracing

### Rental Appraisal

\$650-\$700 per week

### Auction

Saturday 20<sup>th</sup> October at 11am

### Contact

Christine Bafas 0427 835 610  
 Cameron Way 0418 352 380

### Close proximity to

Schools	Box Hill High School (zoned) – 1.1km
	Laburnum Primary School (zoned) – 1.1km
	Robert McCubbin Primary School (zoned) – 2.4km
	Deakin University – 3.9km
Shops	Bunnings Box Hill South – 750m
	Forest Hill Chase Shopping Centre – 2.5km
	Box Hill Central – 3.6km
	Burwood One Shopping Centre - 3.6km
Parks	Wurundjeri Wetlands – 1.1km
	Orchard Grove Reserve – 1.5km
	RHL Sparks Reserve – 1.1km
	Branksome Grove Reserve – 350m
Transport	Laburnum Train Station – 2.1km
	Blackburn Train Station – 3.0km
	Bus route 733 - Oakleigh - Box Hill via Clayton, Monash University
	Bus route 765 - Mitcham - Box Hill via Forest Hill, Blackburn

### Terms

10% deposit, balance 45/60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

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

## 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

10 Highfield Avenue, Blackburn South Vic 3130

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&amp;

\$1,450,000

**Median sale price**

Median price \$1,241,000

House

X

Unit

Suburb Blackburn South

Period - From 01/04/2018

to

30/06/2018

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	12 Clanbrae Av BURWOOD 3125	\$1,460,000	20/07/2018
2	20 Glenice Av BLACKBURN SOUTH 3130	\$1,441,000	17/05/2018
3	59 Baratta St BLACKBURN SOUTH 3130	\$1,371,000	07/04/2018

**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.



 5  2.5  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 632 sqm approx

**Agent Comments**

## Comparable Properties



**12 Clanbrae Av BURWOOD 3125 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 20/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 695 sqm approx



**20 Glenice Av BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,441,000

**Method:** Private Sale

**Date:** 17/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 711 sqm approx



**59 Baratta St BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 07/04/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 636 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](mailto: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.