



## 1/28 Malabar Road, Blackburn

### Additional information

Land Size: 304sqm (approx.)  
 Water rates: \$TBA +usage (ref S32)  
 Whitehorse Council rates: \$TBA(ref S32)  
 Entrance Hall  
 Large formal lounge room  
 3 spacious bedrooms (2 with fitted BIRs)  
 Gas ducted heating  
 Reverse cycle cooling  
 Fully tiled bathroom with shower over bath and stone vanity  
 Renovated kitchen with stone benchtops  
 Blanco gas cooktop  
 Blanco electric oven  
 Blanco dishwasher  
 Light filled meals area  
 2x WC  
 Low maintenance courtyard  
 Garden shed  
 Single carport with roller door

### Potential rental return

\$420 per week based on current market

### Chattels

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

### Close proximity to

#### Schools

Laburnum Primary School- Janet St, Blackburn (1.2km)  
 St Francis Xaviers Catholic Primary- Whitehorse Rd, Box Hill (950m)  
 Blackburn Primary School- Whitehorse Rd, Blackburn (1.6km)  
 Box Hill High School- Whitehorse Rd, Box Hill (400m)

#### Shops

Laburnum Café precinct- Salisbury Ave, Blackburn (350m)  
 Box Hill Central- Whitehorse Rd, Box Hill (1.7km)  
 Blackburn North Shopping Centre- Springfield Rd, Blackburn (1.9km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (4.8km)

#### Parks/Rec

Blacks Walk- access via Middleborough Rd, Blackburn (850m)  
 Elmhurst Basin- Elmhurst Rd, Blackburn (550m)  
 Blackburn Lake Sanctuary- Central Rd, Blackburn (2.5km)  
 Genesis Fitness- Middleborough Rd, Box Hill South (1.6km)

#### Transport

Laburnum train station (300m)  
 Bus 271- Box Hill to Ringwood via Park Orchards  
 Bus 279- Box Hill to Doncaster Shopping Centre

### Private Sale

### Terms

10% deposit balance 30/60 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

1/28 Malabar Road, Blackburn Vic 3130

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

Single price

\$765,000

**Median sale price**

Median price

\$790,800

House

Unit

X

Suburb

Blackburn

Period - From

01/07/2018

to

30/09/2018

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	40 Stanley Gr BLACKBURN 3130	\$870,000	30/11/2018
2	3/67 Laburnum St BLACKBURN 3130	\$781,000	15/12/2018
3	1/5 Linden St BLACKBURN 3130	\$730,000	08/12/2018

**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.



 3  1  1

**Rooms:**

**Property Type:** Unit

**Land Size:** 304 sqm approx

**Agent Comments**

## Comparable Properties



**40 Stanley Gr BLACKBURN 3130 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 30/11/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 380 sqm approx



**3/67 Laburnum St BLACKBURN 3130 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$781,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** Unit



**1/5 Linden St BLACKBURN 3130 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 383 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.