



8 Rishon Avenue, Blackburn South

Additional Information

Land size: 582 sqm (approx.)
 4 bedrooms plus study
 2 bathrooms
 Flat rectangular block of land
 Renovation opportunity
 Open fireplace
 Split system heating and cooling
 Single carport
 Single garage with workshop
 Landscaped front and rear gardens
 Shops at the end of the street
 A selection of schools and Deakin University in very close proximity

Rental Appraisal

\$550-\$600 per week

Auction

Saturday 8th September at 12noon

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools	Orchard Grove Primary School (zoned) – 1.1km
	Blackburn English Language School – 400m
	Forest Hill College (zoned) – 1.3km
	Deakin University – 4.3km
Shops	Burwood One Shopping Centre – 1km
	Forest Hill Chase Shopping Centre – 2.7km
	Burwood Heights Shopping Centre – 2.6km
Parks	Holland Gully – 300m
	Eley Park – 700m
	Holland Reserve – 400m
	Mirrabooka Reserve – 750m
Transport	Tram 75 - Etihad Stadium Docklands - Vermont South – 900m
	Blackburn Train Station – 3.9km
	Bus route 735 - Box Hill to Nunawading
	Bus route 703 - Middle Brighton - Blackburn (SMARTBUS Service)
	Bus route 736 - Mitcham - Blackburn via Vermont South, Glen Waverly and Forest Hill

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

8 Rishon Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$880,000

&

\$950,000

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	18 Obrien Cr BLACKBURN SOUTH 3130	\$957,000	16/07/2018
2	354 Blackburn Rd BURWOOD EAST 3151	\$940,500	02/06/2018
3	12 Jobert Ct BLACKBURN SOUTH 3130	\$922,500	07/06/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

June quarter 2018: \$1,241,000

Comparable Properties



18 Obrien Cr BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$957,000

Method: Private Sale

Date: 16/07/2018

Rooms: 5

Property Type: House (Res)



354 Blackburn Rd BURWOOD EAST 3151 (REI) Agent Comments



Price: \$940,500

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 539 sqm approx



12 Jobert Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$922,500

Method: Private Sale

Date: 07/06/2018

Rooms: -

Property Type: House

Land Size: 562 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.

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.