



## 35 Naughton Grove, Blackburn

### Additional Information

Land size: 609sqm. (Approx.)  
 Council Rates: \$2,638.10 per annum  
 Architecturally designed mid-century home  
 Bamboo floors  
 Open fireplace  
 Stone kitchen  
 Soft closing drawers and terrific storage  
 Stainless steel Electrolux/Bosch  
 Master bedroom with ensuite and WIR  
 Dedicated study  
 Wine cellar  
 Gym/studio  
 Ducted heating  
 Evaporative cooling  
 Secure alarm  
 Under house storage  
 Double remote garage  
 Landscaped gardens  
 Rain water tanks  
 Solar heated salt chlorinated pool  
 12 x PV (photo-voltaic) panels providing 3.0kW of solar electricity, solar hot water and solar heating for the pool

### Potential rental return

\$750.00 - \$800.00 per week approx.

### Private Sale

Asking \$1,595,000 neg

### Contact

Cameron Way – 0418 352 380  
 Christine Bafas – 0427 835 610

### Close proximity to

#### Schools

Blackburn Lake Primary School (zoned) – 1.4km  
 Blackburn Primary School – 1.4km  
 Blackburn High School – 2.8km  
 Box Hill High School (zoned)- 3km

#### Shops

Blackburn South Shopping Strip – 1km  
 Blackburn Station Village – 1.5km  
 Forest Hill Chase – 1.6km  
 Blackburn North Shopping Centre – 2.6km  
 Box Hill Central – 3.8km

#### Parks

Furness Park – 400m  
 Blackburn Lake Sanctuary – 600m  
 Morton Park – 1.3km  
 Kalang Park – 1.5km

#### Transport

Blackburn Station – 1.5km  
 Laburnum Station – 2.6km  
 Bus Route 703 – Main Street – Brighton to Blackburn  
 Bus Route 736 – Central Road – Mitcham to Blackburn  
 Bus Route 765 – South Parade – Mitcham to Box Hill

### Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing.

### Chattels

All fixed floor coverings, window furnishings, light fittings and pool equipment.

## 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

35 Naughton Grove, 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 \$1,595,000

**Median sale price**

Median price \$1,425,000

House

X

Unit

Suburb

Blackburn

Period - From 01/07/2017

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	10 Orchard Gr BLACKBURN SOUTH 3130	\$1,650,000	24/03/2018
2	31 Ohara St BLACKBURN 3130	\$1,600,000	30/06/2018
3	15 Malcolm St BLACKBURN 3130	\$1,500,000	04/06/2018

**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

**Land Size:** 609 sqm approx

**Agent Comments**

## Comparable Properties



**10 Orchard Gr BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**31 Ohara St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

**15 Malcolm St BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 04/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 742 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.