



3 Kinkora Road, Blackburn

Additional information

Land Size: 572sqm (approx.)
 Brand new- built by Porter Davis
 House Size: 40sq (including garage)
 Water rates: \$TBA +usage (ref S32)
 Whitehorse Council rates: \$TBA(ref S32)
 Wide entrance hall
 Formal lounge/sitting room
 Open plan living/dining
 Designer kitchen with stone island bench
 900mm Fisher and Paykel gas cooktop
 900mm Fisher and Paykel elec oven
 900mm range hood
 Twin drawer dishwasher
 Butlers pantry with sink
 Gas ducted heating
 Evaporative cooling
 Alarm
 Spacious master bedroom with WIRs and ensuite
 Three bedrooms with BIRs
 Undercover alfresco
 Feature garden lighting
 Irrigation system
 Double garage with internal access
Potential rental return
 \$800 - \$850 per week based on current market

Close proximity to

Schools	Old Orchard Primary School- Koonung Rd, Blackburn North (1.2km) Blackburn Primary School- Whitehorse Rd, Blackburn (1.6km) Blackburn High School- Springfield Rd, Blackburn (1km)
Shops	Blackburn North Shopping Centre- Springfield Rd, Blackburn (750m) Box Hill Central- Whitehorse Rd, Box Hill (3.1km) Westfield Doncaster- Doncaster Rd, Doncaster (4.6km)
Parks	Elmhurst Basin Reserve- Elmhurst Rd, Blackburn (600m) Cootamundra Walk- Williams Rd, Blackburn (550m) Blackburn Lake Sanctuary- Central Rd, Blackburn (2.4km)
Transport	Blackburn train station (1.1km) Bus 271- Box Hill to Ringwood via Park Orchards Bus 279- Box Hill to Doncaster Shopping Centre Bus 303- City to Ringwood North via Park Orchards

AUCTION SATURDAY 25th MAY AT 11AM

Terms

10% deposit balance 30/60 days (neg)

Chattels

All fixed floor coverings and electric light fittings as inspected

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

3 Kinkora Road, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Blackburn

Period - From 01/10/2018

to

31/12/2018

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	6 Kalang St BLACKBURN 3130	\$1,765,000	06/04/2019
2	15 Virgillia St BLACKBURN NORTH 3130	\$1,670,000	04/04/2019
3	11 Simon St BLACKBURN NORTH 3130	\$1,568,888	23/02/2019

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.



 4  3  2

Rooms:

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2018: \$1,245,000

Comparable Properties



6 Kalang St BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,765,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 8

Property Type: House (Res)

Land Size: 651 sqm approx



15 Virgillia St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 5  2  4

Price: \$1,670,000

Method: Private Sale

Date: 04/04/2019

Rooms: 6

Property Type: House



11 Simon St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,568,888

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 633 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.