



18 Bridgeford Avenue, Blackburn North

Additional Information

Land size: 423m² approx.
 Whitehorse Council rates: TBA
 Yarra Valley Water: TBA
 Gas ducted heating
 Reverse cycle heating/ cooling unit
 Timber floorboards (under carpet)
 900mm Blanco stainless steel oven
 Dishwasher
 Front bedroom with BIRs
 Attic roof storage (with ladder)
 2 WC
 Double carport with remote gate

Potential rental return

\$350.00 per week (in current condition)

Auction

Saturday 19th August 1pm

Contact

Max Mercier 0412 822 512
 Julian Badenach 0414 609 665

Close proximity to

Schools
 Whitehorse Primary School (zoned) – 450m
 St Philips Primary School – 450m
 Blackburn High School (zoned) – 1.7km

Shops
 Blackburn North Shopping Centre – 1.6km
 Tunstall Square Shopping Village Donvale – 2.7km
 Box Hill Central – 4.7km
 Westfield Shoppingtown Doncaster – 5.1km

Parks
 Greenglade Court Reserve – 170m
 Slater Reserve – 450m
 Nunawading Tennis Club & Nicoll Park – 750m

Transport
 Blackburn Train Station – 2.5km
 271 Bus – Box Hill - Ringwood – 550m
 273 Bus – The Pines - Nunawading – 550m
 901 Bus – CBD - Ringwood North – 650m

Terms

10% deposit, balance 30/60 days (negotiable) 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. The vendor and agent make no representation as to the working condition of any appliances. Potential purchasers should make their own assessment of the goods sold with the property.

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 18 Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$1,130,250 House X Unit Suburb Blackburn North

Period - From 01/04/2017 to 30/06/2017 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	68 Koonung Rd BLACKBURN NORTH 3130	\$920,000	02/06/2017
2	2 Winifred St NUNAWADING 3131	\$908,000	15/06/2017
3	1/23 Kett St NUNAWADING 3131	\$752,500	20/05/2017

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  1  2

Rooms:
Property Type: House (Res)
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median House Price
June quarter 2017: \$1,130,250

Comparable Properties



68 Koonung Rd BLACKBURN NORTH 3130 (VG)

Agent Comments

 5  -  -

Price: \$920,000
Method: Sale
Date: 02/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 430 sqm approx



2 Winifred St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$908,000
Method: Private Sale
Date: 15/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 380 sqm approx



1/23 Kett St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$752,500
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)

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.