



woodards 

20 Lake Road, Blackburn

Additional information

Council Rates: \$TBAPA approx.
 Water Rates: \$175 p/q plus usage approx.
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 2
 Land size: 438sqm approx.
 Solid timber floorboards throughout
 Sash windows
 Picture rails & decorative ceilings
 Gas ducted heating & evaporative cooling
 Double entry doors & wide hallway
 Lounge room with Canterbury Cannon gas log fireplace
 Three bedrooms with BIRs/robes
 Renovated bathroom features walk in shower, floating vanity with stone benchtop, bath and laundry facility
 Blanco 4 burner gas cooktop
 Blanco electric oven
 Integrated dishwasher
 Renovated kitchen with corian benchtop & tiled splashback
 Elevated rear deck
 Garden shed
 Single garage with remote

Rental Estimate

\$470 per week based on current market conditions

Close proximity to

Schools Blackburn Pre School- Blackburn Rd, Blackburn (750m)
 Blackburn Lake Primary School- Florence St, Blackburn (1km)
 St Thomas, The Apostle Primary- Central Rd, Blackburn (230m)
 Blackburn High School- Springfield Rd, Blackburn (2.4km)

Shops Blackburn Village- South Parade, Blackburn (900m)
 Woolworths- Canterbury Road, Blackburn (2km)
 Box Hill Central- Whitehorse Rd, Box Hill (4km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.9km)
 Westfield Doncaster- Doncaster Road, Doncaster (7.5km)

Parks Blackburn Lake- access the road

Transport Blackburn train station (1km)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Chattels

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

Settlement

10% deposit, 60 days (neg), or other such terms the vendor has agreed to in writing prior to auction

Method

Auction Saturday 22nd May at 1pm



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

20 Lake Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,481,000

Property Type House

Suburb Blackburn

Period - From 01/01/2021

to

31/03/2021

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	43 Maple St BLACKBURN 3130	\$1,305,000	25/03/2021
2	1/2 Hillside Cr BLACKBURN 3130	\$1,100,000	07/04/2021
3	1/20 Glen Ebor Av BLACKBURN 3130	\$950,000	21/11/2020

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.~~

This Statement of Information was prepared on:

19/04/2021 10:21



 3  1  1

Property Type: House
Land Size: 438 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2021: \$1,481,000

Comparable Properties



43 Maple St BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,305,000
Method: Auction Sale
Date: 25/03/2021
Property Type: House (Res)
Land Size: 444 sqm approx



1/2 Hillside Cr BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,100,000
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 349 sqm approx



1/20 Glen Ebor Av BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  1  1

Price: \$950,000
Method: Private Sale
Date: 21/11/2020
Property Type: House
Land Size: 477 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.