



## 6 School Street, Blackburn South

### Additional Information

Land Size: 617sqm (approx.)  
 Council Rates: \$1,939.35  
 Box Hill High School Zone  
 Renovated weatherboard home  
 Two large open living areas  
 Stainless steel appliances  
 Stone benches to kitchen  
 High ceilings throughout  
 Plantations shutters and blinds throughout  
 Polished timber floors to living areas  
 Ducted heating  
 Evaporative cooling  
 Split system cooling  
 Tandem Carport  
 Landscaped front and rear gardens

### Rental Appraisal

\$620-\$660 per week

### Auction

Saturday 2nd March 2019 at 12pm

### Contact

Christine Bafas 0427 835 610  
 Cameron Way 0418 352 380

### Close proximity to

Schools	Box Hill High School (zoned) – 1.6km Laburnum Primary School (zoned) – 750m Robert McCubbin Primary School – 2.1km Deakin University – 3.6km
Shops	Bunnings Box Hill South – 1.0km Forest Hill Chase Shopping Centre – 2.2km Box Hill Central – 3.7km Burwood One Shopping Centre – 4.1km
Parks	Branksome Grove Reserve – 450m Kalang Park – 700m RHL Sparks Reserve – 600m Furness Park – 1.4km
Transport	Laburnum Train Station – 1.5km Blackburn Train Station – 2.7km Bus route 733 - Oakleigh - Box Hill via Clayton, Monash University Bus route 765 - Mitcham - Box Hill via Forest Hill, Blackburn

### Terms

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

### 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 6 School Street, Blackburn South Vic 3130

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

**Median sale price**

Median price \$1,110,000 House X Unit Suburb Blackburn South

Period - From 01/01/2018 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	28 David St BOX HILL SOUTH 3128	\$1,255,000	15/09/2018
2	10 Hearty St BLACKBURN SOUTH 3130	\$1,231,500	25/08/2018
3	3 Crockerton Ct BLACKBURN SOUTH 3130	\$1,150,000	21/09/2018

**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.



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 617.174 sqm approx

**Agent Comments**

## Comparable Properties



**28 David St BOX HILL SOUTH 3128 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 508 sqm approx



**10 Hearty St BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,231,500

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 636 sqm approx

**3 Crockerton Ct BLACKBURN SOUTH 3130 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,150,000

**Method:** Sale

**Date:** 21/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 622 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](mailto: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.