



**woodards** 

## 53 Glen Ebor Avenue, Blackburn

### Additional information

Council Rates: \$1,958 approx. (refer to Section 32)  
 Neighbourhood Residential Zone Schedule 1  
 Significant Landscape Overlay Schedule 2  
 Well-appointed kitchen – 2 years old  
 Bosch induction cooking  
 S/steel pyrolux oven – Electrolux  
 Asko dishwasher  
 Hardwood floors  
 Roman blinds  
 LED lighting throughout  
 Open meals/living area  
 Spacious family room  
 Master bedroom suite (WIR & ensuite)  
 4<sup>th</sup> bed/ study  
 Rain shower heads  
 Solar power – 21W (20 panels); 5KW inverter  
 Under house storage  
 Established gardens  
 Double remote garage  
 Gas ducted heating - Brivis  
 Refrigerated cooling - Samsung  
 Van/trailer parking

### Internal / external size

Land size: 745sqm approx.

Agent's Estimate of Selling Price \$1,480,000

### Close proximity to

#### Schools

Blackburn Lake Primary School (zoned) -1.6km  
 Blackburn Primary School- 1.9km  
 Blackburn High School (zoned) -2.8km  
 Box Hill High School- 3.0km

#### Shops

Blackburn Village -1.1km  
 Blackburn Nth Shopping Centre- 2.8km  
 Box Hill Central- 4.5km  
 Forest Hill Chase- 2.8km  
 Westfield Doncaster- 8km

#### Parks

Blackburn Lake Sanctuary - 400m  
 Morton Park - 1.0km

#### Transport

Blackburn train station -1.3km  
 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

### Rental Estimate

\$650-\$700 per week

### Chattels

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

### Settlement

60/90 days or any other such terms that have been agreed to in writing

### Method

Private Sale



**Cameron Way**  
0418 352 380



**Jackie Mooney**  
0401 137 901

# 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

53 Glen Ebor Avenue, 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

\$1,480,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Blackburn

Period - From

01/04/2020

to

30/06/2020

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.

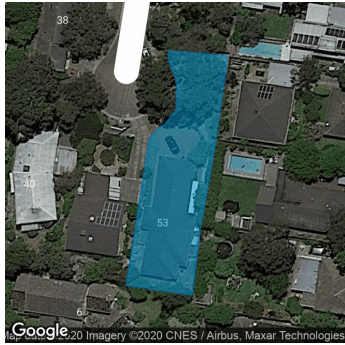
	Address of comparable property	Price	Date of sale
1	63 Main St BLACKBURN 3130	\$1,636,000	20/06/2020
2	3 Musk St BLACKBURN 3130	\$1,500,000	17/06/2020
3	4 Dickens St BLACKBURN 3130	\$1,476,000	25/07/2020

**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:

31/08/2020 17:10



 3  2  2

**Property Type:** House (Res)

**Land Size:** 745 sqm approx

Agent Comments

## Comparable Properties



**63 Main St BLACKBURN 3130 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,636,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 519 sqm approx



**3 Musk St BLACKBURN 3130 (REI)**

Agent Comments

 4  2  2

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

**Method:** Private Sale

**Date:** 17/06/2020

**Property Type:** House

**Land Size:** 780 sqm approx



**4 Dickens St BLACKBURN 3130 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,476,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 946 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.