



## 7 Princes Court, Blackburn South

### Additional Information

Land size: 543sqm (Approx.)  
 Renovated  
 Smart floorplan  
 German engineered floating timber floors  
 Dual living zones  
 Private lounge at the front of the home  
 Generous family and dining zone towards the rear  
 Contemporary stone kitchen with stylish cabinetry  
 Premium appliances including dual Fisher & Paykel dish drawers  
 All bedrooms with built-in robe storage  
 North-facing garden and courtyard area with deck  
 Ducted heating  
 Evaporative cooling  
 5 rainwater tanks  
 Double glazed windows  
 Ducted vacuum  
 Double remote garage

### Potential rental return

\$450.00 - \$480.00 per week approx.

### Auction

Saturday December 9<sup>th</sup> at 2pm

### Contact

Luke Banitsiotis - 0402 261 116  
 Cameron Way - 0418 352 380

### Close proximity to

#### Schools

Orchard Grove Primary School – Zoned – 900m  
 Box Hill High School – Zoned – 2.4km  
 Laburnum Primary School – 1.5km  
 Forest Hill College – 2.8km

#### Shops

Blackburn South Shopping Strip – 2km  
 Forest Hill Chase Shopping Centre – 2km  
 Burwood East Shops & Woolworths – 3km  
 Burwood One – 4.2km

#### Parks

Orchard Grove Reserve – 1.3km  
 Wembley Park – 1.5km  
 Wurundjeri Wetlands – 1.2km  
 Blackburn Lake Sanctuary – 2.2km

#### Transport

Wandinong Bus Interchange – 1.1km  
 Bus 703 – Middle Brighton – Blackburn via Bentleigh, Clayton, Monash University.  
 Bus 765 – Mitcham – Box Hill via Brentford Square, Forest Hill, Blackburn  
 Blackburn Station – 2km  
 Laburnum Station – 2.6km

### Terms

10% deposit, balance 30/60 days 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.

## 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

7 Princes Court, 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 \$1,000,000

&

\$1,100,000

#### Median sale price

Median price \$1,194,500

House

X

Unit

Suburb Blackburn South

Period - From 01/07/2017

to

30/09/2017

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	1 Elemheim Ct BLACKBURN SOUTH 3130	\$1,100,000	09/09/2017
2	36 Indra Rd BLACKBURN SOUTH 3130	\$1,060,000	26/09/2017
3	277 Blackburn Rd BLACKBURN SOUTH 3130	\$1,000,000	19/08/2017

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.~~



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1 Elemheim Ct BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 560 sqm approx



**36 Indra Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 26/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 585 sqm approx



**277 Blackburn Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



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

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 587 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.