



8 Shields Court, Blackburn South

Additional Information

Land size: 930sqm (Approx.)
 General Residential Zone – Schedule 3 (GRZ3)
 Box Hill High School Zone
 Development potential (STCA)
 Renovation opportunity of this 5 bedroom home
 Quiet court location
 Upstairs master with ensuite and dressing room
 Heating and cooling
 Single garage
 Triple carport
 Walk to Blackburn South Shopping Centre
 Choose from Blackburn/Laburnum Train Stations

Potential rental return

\$520.00 - \$570.00 per week approx.

Deadline Private Sale

Monday 15th April at 5pm

Contact

Christine Bafas 0427 835 610
 Julian Badenach 0414 609 665

Close proximity to

Schools

Orchard Grove Primary School – Zoned – 2km
 Box Hill High School – Zoned – 2.9km
 Laburnum Primary School – 1.4km
 Forest Hill College – 4.0km

Shops

Blackburn South Shopping Strip – 2km
 Forest Hill Chase Shopping Centre – 2.4km
 Burwood East Shops & Woolworths – 3.8km
 Burwood One – 4.4km

Parks

Orchard Grove Reserve – 1.9km
 Wembley Park – 1.4km
 Wurundjeri Wetlands – 1.7km
 Blackburn Lake Sanctuary – 2.7km

Transport

Bus 703 – Middle Brighton – Blackburn via Bentleigh, Clayton, Monash University.
 Bus 765 – Mitcham – Box Hill via Brentford Square, Forest Hill, Blackburn
 Blackburn Station – 3.0km
 Laburnum Station – 2.7km

Terms

10% deposit, balance 60/120 days or other such terms that the vendors have agreed to in writing.

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

8 Shields Court, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb Blackburn South

Period - From 01/01/2018

to

31/12/2018

Source REIV

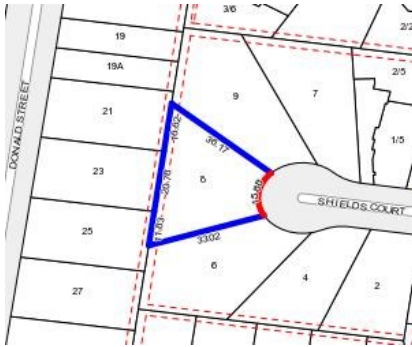
Comparable property sales (*Delete A or B below as applicable)

- 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	35 Birdwood St BOX HILL SOUTH 3128	\$1,115,000	02/03/2019
2	9 Agnew St BLACKBURN SOUTH 3130	\$1,018,100	24/11/2018
3	9 Constance St BLACKBURN SOUTH 3130	\$998,000	23/02/2019

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.



 5  2  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 930 sqm approx

Agent Comments

Comparable Properties



35 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  1  2

Price: \$1,115,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 925 sqm approx



9 Agnew St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,018,100

Method: Auction Sale

Date: 24/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 670 sqm approx

9 Constance St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$998,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 730 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.