



**woodards** 

## 38 Clifton Street, Blackburn

### Additional information

Land size: 626sqm (approx.)  
 Single level  
 Brick veneer  
 Kitchen with walk in pantry  
 s/s gas cook top  
 Electric oven  
 Covered alfresco dining area  
 Master bedroom with built-in robes & ensuite  
 3 other bedrooms with BIRs  
 Brick paved courtyard with veggie patch  
 Gas ducted heating  
 Air-conditioning  
 Shed  
 Double carport with storage  
 Note: dishwasher not in working order

### Auction

Saturday 14 September at 12pm

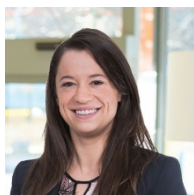
### Rental Estimate

\$620- \$660 per week

### Settlement

90 days or by negotiation

Agent's Estimate of Selling Price \$1,000,000 - \$1,100,000



**Rachel Waters**  
0413 465 746

### Close proximity to ...

Schools	Forest Hill College (zoned) – 2.3km Box Hill High School – 3.2km Blackburn Lake Primary (zoned)– 350m Orchard Grove Primary – 3.0km
Shops	Forest Hill Chase Shopping Centre – 1.2km Brand Smart Premium Outlet Centre – 2.5km Burwood One Shopping – 4.2km Box Hill Central - 4.6km
Parks	Blackburn Lake Sanctuary – 550m Blackburn Creeklands Linear Reserve – 750m Anjaya Court Reserve – 450m Glen Valley Road Reserve – 700m
Transport	Blackburn Train Station – 2.2km Bus Route 736 Mitcham - Blackburn Bus Route 735 Box Hill to Nunawading via Blackburn Bus Route 765 Mitcham - Box Hill via Blackburn



**Cameron Way**  
0418 352 380

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

38 Clifton Street, Blackburn 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

&amp;

\$1,100,000

**Median sale price**

Median price \$1,225,000

House

X

Unit

Suburb Blackburn

Period - From 01/07/2018

to

30/06/2019

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	42 Maple St BLACKBURN 3130	\$1,155,000	08/06/2019
2	80 Blackburn Rd BLACKBURN 3130	\$1,015,000	17/08/2019
3	25 Halley St BLACKBURN 3130	\$980,000	30/07/2019

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.





 4  2  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 626m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2019: \$1,225,000

## Comparable Properties



**42 Maple St BLACKBURN 3130 (REI/VG)**

Agent Comments

 5  2  1

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 08/06/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 673 sqm approx



**80 Blackburn Rd BLACKBURN 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**25 Halley St BLACKBURN 3130 (REI)**

Agent Comments

 3  1  1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 30/07/2019

**Rooms:** 5

**Property Type:** House

## 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 [jpiccio@woodards.com.au](mailto:jpiccio@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.