

# woodards w

# 3 Justina Street, Blackburn

#### **Additional information**

Council Rates: \$1,786pa (approx.) Water Rates: \$928pa (approx.)

5 bedrooms2 bathrooms

Freshly painted outside

Servery from kitchen to dining room

Security doors Single garage

North facing established garden

Fruit trees

Gas ducted heating

Reverse cycle cooling and ceiling fans

Electric hot water service

#### **Rental Estimate**

\$520-\$550 per week

### Settlement

60 days or by negotiation

# Auction

Saturday 16<sup>th</sup> November at 3pm

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

# Close proximity to ...

Schools Blackburn Primary School (zoned- 950m)

Old Orchard Primary School (2.0km) Blackburn High School (zoned– 1.8km)

Deakin University (7.6km)

**Shops** Blackburn Village – 1.4km

Blackburn North Shopping Centre (1.6km) Brand Smart Premium Outlet— (1.3km)

Box Hill Central (4.0km) Forest Hill Chase (3.6km)

**Parks** Jubilee Road Reserve (450m)

Cootamundra Walk (210m) Turnstall Park (1.3km) Morton Park (1.7km)

**Transport** Blackburn Station (1.6km)

Laburnum Station (2.5km)

Bus Route 271 Box Hill - Ringwood via Park Orchards

Bus 901 – Smart Bus service



**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

Address	3 Justina Street, Blackburn Vic 3130
Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
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# Median sale price

Median price	\$1,330,750	Pro	perty Type	House		Suburb	Blackburn
Period - From	01/04/2019	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 sixmonths 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			
3			

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:	10/10/2019 18:13

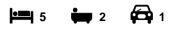




Cameron Way 9894 1000 0418 352 380 cway@woodards.com.au

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2019: \$1,330,750





**Property Type:** 

Land Size: 596 sqm approx

Agent Comments

# Comparable Properties



42 Maple St BLACKBURN 3130 (REI/VG)

**-** 5

**6** □ 1

Price: \$1,155,000 Method: Private Sale Date: 08/06/2019

Rooms: 8

Property Type: House Land Size: 673 sqm approx

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





Agent Comments



#### **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 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 **jpiccolo@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 (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.