



9 Burcote Street, Blackburn

Additional information

Land Size: 632sqm approx.
 General Residential Zone- schedule 3 (GRZ-3)
 North facing backyard
 3 bedrooms
 Lounge room with gas heater
 Kitchen with upright electric oven
 Central bathroom
 Separate toilet
 Gas hot water unit

Close proximity to

Schools	Old Orchard primary School- Koonung Rd, Blackburn North (750m) Whitehorse Primary School- Junction Rd, Blackburn North (1km) St Philips Primary School- Junction Rd, Blackburn North (950m) Blackburn High School- Springfield Rd, Blackburn (1.3km)
Shops	Blackburn North Shops- Springfield Rd, Blackburn (1km) Westfield Doncaster- Doncaster Rd, Doncaster (4.7km) Box Hill Centro- Whitehorse Rd, Box Hill (5.1km)
Parks	Slater Reserve- Grosvenor St, Blackburn North (350m) Koonung Park- Springfield Rd, Blackburn North (1.4km)
Transport	Bus from Surrey Road Blackburn train station (2.3km)

Potential rental return

\$350.00 per week (once refreshed)

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

Agents Estimate of Selling Price

\$900,000 - \$990,000

Auction

Saturday 13th May at 11am

Terms

10% deposit balance 30/60/90 days

Chattels

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

Statement of Information for Residential Property

9 Burcote Street, Blackburn North Vic 3130

woodards 



 3  1  2

Rooms: 4

Property Type: House

Land Size: 632

Agent Comments

Original weatherboard home

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2016: \$1,115,000

Comparable Properties



112 Surrey Rd BLACKBURN NORTH 3130 (REI)

 3  1  4

Price: \$1,000,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 5

Property Type: House (Res)

Land Size:

Agent Comments

Neatly presented home but on main road. Land size 637sqm



1 Junction Rd BLACKBURN NORTH 3130 (REI/VG)

 4  2  3

Price: \$925,000

Method: Private Sale

Date: 16/11/2016

Rooms: 10

Property Type: House (Res)

Land Size: 927 sqm

Agent Comments

Irregular block on busy road



73 Katrina St BLACKBURN NORTH 3130 (REI)

 3  1  -

Price: \$1,032,500

Method: Auction Sale

Date: 29/10/2016

Rooms: 4

Property Type: House (Res)

Land Size: 604 sqm

Agent Comments

Original home on smaller block

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

9 Burcote Street, Blackburn North Vic 3130

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,210,000

House X

Suburb Blackburn North

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
112 Surrey Rd BLACKBURN NORTH 3130	\$1,000,000	04/03/2017
1 Junction Rd BLACKBURN NORTH 3130	\$925,000	16/11/2016
73 Katrina St BLACKBURN NORTH 3130	\$1,032,500	29/10/2016

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 **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.