



woodards 

2/12A Lithgow Street, Blackburn

Additional information

Land size: 250sqm
Council rates: \$1511
Owners Corporation insurance: \$824 p/a
New carpet
Floating boards
Gas ducted heating
Evaporated cooling
2.7m high ceilings
600mm gas stainless steel Westinghouse cook top
600mm electric stainless steel Westinghouse oven
Stainless steel Westinghouse refrigerator
Bosch dishwasher
New kitchen tiles and benchtop
LED downlights throughout
Broadband internet connection
NBN ready
Foxtel connected
Double remote lock up garage with silencer
North facing courtyard with landscaped garden

Rental Estimate

\$450-\$480 per week

Settlement

90/120 days or by negotiation

Auction

Saturday 5th October at 12pm

Agent's Estimate of Selling Price \$880,000 - \$950,000

Close proximity to ...

Schools

Blackburn Primary School (zoned- 1.2km)
Laburnum Primary School (1.9km)
Box Hill High School (zoned- 1.1km)
Kingswood College (3.9km)
Deakin University (5.7km)

Shops

Blackburn Village – 950m
Brandsmart – (2.5km)
Box Hill Central (2.5km)
Forest Hill Chase (2.9km)

Parks

Elmhurst Basin Reserve (350m)
Morton Park (1.0km)
Furness Park (1.6km)
Blacks Walk (1.5km)

Transport

Blackburn Station (450m)
Laburnum Station (3.1km)
Bus Route 271 Box Hill - Ringwood via Park Orchards
Bus Route 279 Box Hill - Doncaster SC
Bus 901 – Smart Bus service



Rachel Waters
0413 465 746



Mark Johnstone
0417 377 916

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

Section 47AF of the Estate Agents Act 1980



2/12A LITHGOW AVENUE, BLACKBURN,

3 2 2

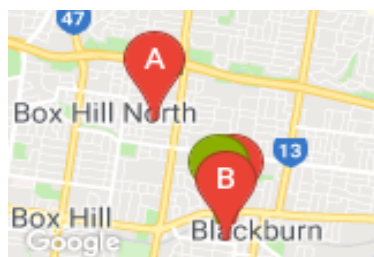
Indicative Selling Price

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

Price Range: \$880,000 to \$950,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



BLACKBURN, VIC, 3130

Suburb Median Sale Price (Unit)

\$701,000

01 January 2019 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 ESSEX ST, BOX HILL NORTH, VIC 3129

3 2 2

Sale Price

\$882,500

Sale Date: 22/06/2019

Distance from Property: 1.7km



2/65 LABURNUM ST, BLACKBURN, VIC 3130

3 2 2

Sale Price

\$910,000

Sale Date: 17/04/2019

Distance from Property: 255m



2/9 VINE ST, BLACKBURN, VIC 3130

3 2 2

Sale Price

\$972,000

Sale Date: 17/06/2019

Distance from Property: 158m



This report has been compiled on 16/09/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/12A LITHGOW AVENUE, BLACKBURN, VIC 3130

Indicative selling price

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

Price Range:

\$880,000 to \$950,000

Median sale price

Median price

\$701,000

Property type

Unit

Suburb

BLACKBURN

Period

01 January 2019 to 30 June 2019

Source


pricefinder

Comparable property sales

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

2 ESSEX ST, BOX HILL NORTH, VIC 3129	\$882,500	22/06/2019
2/65 LABURNUM ST, BLACKBURN, VIC 3130	\$910,000	17/04/2019
2/9 VINE ST, BLACKBURN, VIC 3130	\$972,000	17/06/2019

This Statement of Information was prepared on:

16/09/2019

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 jp Piccolo@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.