



## 77 Laburnum Street, Blackburn

### Additional information

Land size: 876sqm approx.

Land: 24.99m x 35.052m

Council rates: TBA

Development opportunity

General Residential Zone – Schedule 2

Design and Development overlay – Schedule 8

3 bedrooms with built-in robes

Bathroom with private toilet

Functional kitchen

Gas ducted heating

Additional gas heater

Single garage

Additional single secure carport

### Potential rental return

\$400-\$440 per Week

### Auction

Saturday 11<sup>th</sup> August at 11am

### Contact

Rachel Waters 0413 465 746

Julian Badenach 0414 609 665

### Close proximity to

#### Schools

Blackburn Primary School (zoned) – 1.0km

Blackburn High School (zoned) – 2.0km

Laburnum Primary School – 1.8km

Box Hill High School – 1.2km

#### Shops

North Blackburn Shopping Centre – 1.8km

Bunnings Nunawading – 1.8km

Forest Hill Chase Shopping Centre – 2.6km

Box Hill Central – 2.6km

#### Parks

Morton Park – 0.5km

Furness Park – 0.7km

Blackburn Lake Sanctuary – 1.2km

#### Transport

Blackburn Train Station – 0.2km

Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest Hill, Blackburn

Bus Route 703 - Middle Brighton - Blackburn via Bentleigh, Clayton, Monash University

### Terms

10% deposit, balance 120 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction

### Chattels

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

## 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

77 Laburnum 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 \$1,850,000

&amp;

\$2,000,000

**Median sale price**

Median price \$1,450,000

House

X

Unit

Suburb Blackburn

Period - From 01/01/2018

to

31/03/2018

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	28 Graham Pl BOX HILL 3128	\$2,780,000	24/03/2018
2	63 Gardenia St BLACKBURN 3130	\$1,970,000	03/03/2018
3	19 Main St BLACKBURN 3130	\$1,902,000	21/04/2018

**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.



**Rooms:**

**Property Type:** House

**Land Size:** 380.65 sqm approx

**Agent Comments**

## Comparable Properties



**28 Graham Pl BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$2,780,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1100 sqm approx



**63 Gardenia St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,970,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1290 sqm approx



**19 Main St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$1,902,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** -

**Property Type:** House (Res)

## **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](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 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.