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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 11thAugust at 11am

Contact

Rachel Waters 0413 465 746 Julian Badenach 0414 609 665

Close proximity to

Blackburn High School (zoned) — 2.okm Laburnum Primary School — 1.8km Box Hill High School — 1.2km North Blackburn Shopping Centre — 1.8km Bunnings Nunawading — 1.8km Forest Hill Chase Shopping Centre — 2.6km Box Hill Central — 2.6km
Box Hill High School — 1.2km North Blackburn Shopping Centre — 1.8km Bunnings Nunawading — 1.8km Forest Hill Chase Shopping Centre — 2.6km
North Blackburn Shopping Centre — 1.8km Bunnings Nunawading — 1.8km Forest Hill Chase Shopping Centre — 2.6km
Bunnings Nunawading – 1.8km Forest Hill Chase Shopping Centre – 2.6km
Forest Hill Chase Shopping Centre – 2.6km
30x Hill Central – 2.6km
Morton Park – 0.5km
Furness Park – 0.7km
Blackburn Lake Sanctuary — 1.2km
Blackburn Train Station – o.2km
Bus Route 765 - Mitcham - Box Hill via Brentford Square, Forest
Hill, Blackburn
Bus Route 703 - Middle Brighton - Blackburn via Bentleigh, Clayton, Monash University
alance 120 days or other such terms that the vendors have iting 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

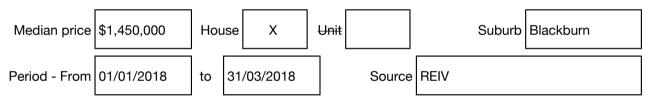
77 Laburnum Street, Blackburn Vic 3130 d e

Indicative selling price

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

 Range between
 \$1,850,000
 &
 \$2,000,000

Median sale price



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 PI 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.

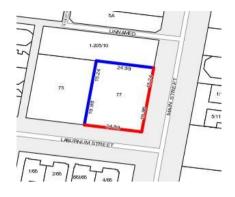
Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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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. 77 Laburnum Street, Blackburn Vic 3130

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Rooms: Property Type: House Land Size: 380.65 sqm approx Agent Comments Rachel Waters 9894 1000 0413 465 746 rwaters@woodards.com.au

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price March quarter 2018: \$1,450,000

Comparable Properties

	28 Graham PI BOX HILL 3128 (REI) 4 2 2 2 Price: \$2,780,000 Method: Auction Sale Date: 24/03/2018 Rooms: - Property Type: House Land Size: 1100 sqm approx	Agent Comments
	63 Gardenia St BLACKBURN 3130 (REI) 3 2 4 Price: \$1,970,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House (Res) Land Size: 1290 sqm approx	Agent Comments
Duxton	19 Main St BLACKBURN 3130 (REI) 5 3 4 Price: \$1,902,000 Method: Auction Sale Date: 21/04/2018 Rooms: - Property Type: House (Res)	Agent Comments

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

propertydata

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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.