



**woodards** 

## 204/10 Main Street, Blackburn

### Additional information

Council Rates: \$1,003.00pa (Refer S32)  
 Water Rates: \$175pq plus usage approx. (Refer S32)  
 Owners Corp fees: \$4,400pa – includes gas (Refer S32)  
 Built: 2012 circa  
 Secure entry/ intercom  
 2<sup>nd</sup> floor apartment with northerly aspect  
 Bosch 4 burner gas cooktop  
 Bosch electric oven  
 Bosch dishwasher  
 Stone benchtops  
 Two bedrooms with BIRs  
 Two bathrooms with oversized showers  
 European laundry  
 Split system AC unit  
 Secure basement car space  
 Secure storage cage

### Rental Estimate

\$480pwk based on current market conditions

### Chattels

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

### Close proximity to

**Schools** Blackburn Primary- Surrey Road, Blackburn (900m)  
 St Thomas The Apostle- Central Rd, Blackburn (900m)  
 Box Hill High- Whitehorse Rd, Box Hill Zoned (1.1km)  
 Deakin Uni- Burwood Hwy, Burwood (6.2km)

**Shops** Laburnum Village (IGA) – Salisbury Ave, Blackburn (850m)  
 Woolworths- Canterbury Rd, Blackburn (1.2km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.6km)  
 Box Hill Central- Whitehorse Rd, Box Hill (2.6km)  
 Westfield- Doncaster Rd, Doncaster (6.4km)

**Parks** Furness Park- Main St, Blackburn (600m)  
 Blackburn Lake- Central Rd, Blackburn (1.5km)

**Transport** Blackburn Train Station (100m)  
 Bus 271 Box Hill to Ringwood  
 Bus 279 Box Hill to Doncaster  
 Bus 703 Middle Brighton to Blackburn

### Settlement

10% deposit, balance 30/60 days or

### Method

Deadline Private Sale Closing Tuesday 6<sup>th</sup> September at 5pm  
 (Unless sold prior)



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

# 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

204/10 Main 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 \$580,000 & \$630,000

### Median sale price

Median price \$698,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2022

to 30/06/2022

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	401/6 Queen St BLACKBURN 3130	\$672,000	24/05/2022
2	109/22 Blackburn Rd BLACKBURN 3130	\$650,000	11/04/2022
3	303/21 Queen St BLACKBURN 3130	\$535,000	10/06/2022

**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:

05/08/2022 09:36



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

June quarter 2022: \$698,000

## Comparable Properties



**401/6 Queen St BLACKBURN 3130 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$672,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** Apartment



**109/22 Blackburn Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 11/04/2022

**Property Type:** Apartment



**303/21 Queen St BLACKBURN 3130 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 10/06/2022

**Property Type:** Apartment

**Land Size:** 102 sqm approx

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

## 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](mailto: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.