



**woodards** 

## 14/16 Florence Street Blackburn

### Additional information

Whitehorse city council rates: \$1500.00 per year  
 Owner Corporation: 1,900.00 per year  
 Water rates: refer to section 32  
 Land size: 330m2 (approx.)  
 Induction cook top  
 Electric oven  
 Stone benches  
 Gas ducted heating (may need to be serviced)  
 Split system air conditioning  
 Wall heater  
 Double glazed windows  
 Suction sealed doors  
 Bathroom with separate toilet  
 Security alarm  
 Concrete stumps  
 Landscaped gardens  
 Double garage

### Rental Estimate

\$470 - \$490 per week (approx.)

### Chattels

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

### Close proximity to

#### Schools

Blackburn High School – Zoned (3.5km)  
 Box Hill High School - (3.7km)  
 Blackburn Lake Primary School – zoned (150m)  
 Blackburn Primary School – (2.9km)

#### Shops

Blackburn Village Shops (1.8km)  
 Forest Hill Chase (1.2km)  
 Blackburn Square Shopping Centre (3.5km)  
 Box Hill Central (5.1km)

#### Parks

Blackburn Lake Sanctuary (550m)  
 Morton Park (1.7km)  
 Masons Road Basin Reserve (1.4km)

#### Transport

Blackburn train station (2.3km)  
 Laburnum train station (3.3km)  
 Bus 736 Mitcham - Blackburn via Vermont South

#### Settlement

45/60 days or any other such terms that have been agreed to in writing by the vendor



**Rachel Waters**  
0413 465 746



**Mark Johnstone**  
0417 377 916



## 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](https://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

14/16 FLORENCE STREET, BLACKBURN, VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$990,000

### Median sale price

Median price

Property type

Unit

Suburb

BLACKBURN

Period

01 July 2022 to 30 September 2022

Source

 pricefinder

### Comparable property sales

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:

25/10/2022

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14/16 FLORENCE STREET, BLACKBURN,**  **3**  **1**  **2**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$990,000**

Provided by: Ian Williams, Ian Reid Buyer & Vendor Advocates

## MEDIAN SALE PRICE



**BLACKBURN, VIC, 3130**

Suburb Median Sale Price (Unit)

01 July 2022 to 30 September 2022

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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 report has been compiled on 25/10/2022 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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.