

# woodards**™**

# 32 Francis Street, Blackburn

#### Additional information

Council Rates: \$1,939.35pa Water Rates: \$175pg plus usage

Security alarm
Ducted heating
Evaporative cooling

Inverter split system unit (family room & main bed)

Wood heater

Timber hardwood floorboards

Large kitchen with stone benchtop, glass splashback

Blanco 900mm gas cooktop Blanco 600mm electric oven

Blanco dishwasher

Downstairs main bedroom with WIR & ensuite Formal lounge with light well feature garden

Open plan living and dining room 3 bedrooms upstairs all with BIRs Spacious living room upstairs 2100L water tank

2100L water tank Garden shed

Single garage with remote & internal access

## Internal / external size

House size: 29sq including garage Land size: 373sqm approx.

Agent's Estimate of Selling Price \$1,150,000 - \$1,250,000 Median House Price \$1,102,500 (REIV March 2019)



Julian Badenach 0414 609 665



#### Close proximity to

**Schools** Pope Road Kindergarten- Pope Rd, Blackburn (350m)

Blackburn Primary School- Whitehorse Rd, Blackburn (400m) Blackburn High School- Springfield Rd, Blackburn (1.1km)

**Shops** North Blackburn Shopping Centre- Springfield Rd, Blackburn (1km)

Blackburn Village- South Parade, Blackburn (700m) Forest Hill Chase- Canterbury Rd, Blackburn (3.8km) Westfield Doncaster- Doncaster Road, Blackburn (6.4km)

**Parks** Cootamundra Walk- access via end of street (230m)

Blackburn Lake- Central Road, Blackburn (2km)

**Transport** Blackburn train station (800m)

Bus 271 Box Hill to Park Orchards Bus 279 Box Hill to Westfield Doncaster

Bus 901 SMARTBUS Frankston to Melbourne Airport

#### **Rental Estimate**

\$700 per week based on current market conditions

#### Chattels

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

# Settlement

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

## Method

Auction Saturday 27<sup>th</sup> July at 1pm

**Jessica Hellmann** 0411 034 939

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.



# 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	32 Francis Street, Blackburn Vic 3130
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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# Median sale price

Median price	\$1,290,000	Hou	ise X	Unit		Suburb	Blackburn
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

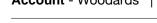
# Comparable property sales (\*Delete A or B below as applicable)

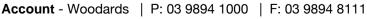
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

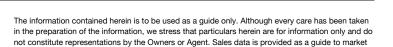
Add	dress of comparable property	Price	Date of sale
1	2b Lane St BLACKBURN NORTH 3130	\$1,210,000	25/05/2019
2	2/7 Langtree Ct BLACKBURN 3130	\$1,160,000	23/02/2019
3	31 Laburnum St BLACKBURN 3130	\$1,132,000	15/04/2019

#### 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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: Townhouse

(Single)

Land Size: 374 sqm approx

Agent Comments

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** Year ending March 2019: \$1,290,000

# Comparable Properties

2b Lane St BLACKBURN NORTH 3130 (REI)

**-**4







Price: \$1.210.000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments



2/7 Langtree Ct BLACKBURN 3130 (REI/VG)

**---** 4





Price: \$1,160,000 Method: Auction Sale Date: 23/02/2019

Property Type: House - Semi-detached

Land Size: 252 sqm approx

**Agent Comments** 



31 Laburnum St BLACKBURN 3130 (REI)

**=** 3





Price: \$1,132,000 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: House Land Size: 301 sqm approx **Agent Comments** 

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





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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.