



2C Aberdeen Road, Blackburn South

Additional Information

Land Size: 353sqm (approx.)
 Box Hill High School Zone
 Freestanding residence
 No body corporate
 Two large bedrooms with BIR's
 Large open plan kitchen
 Spacious lounge and dining area
 Family room or 3rd bedroom
 Undercover decking area
 Timber floors to living areas
 Ducted heating
 Split system cooling
 Rainwater tanks
 Garden shed
 Single remote garage
 Landscaped front and rear gardens

Rental Appraisal

\$450-\$480 per week

Auction

Saturday 30th March 2019 at 10am

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools	Box Hill High School (zoned) – 1.4km
	Laburnum Primary School (zoned) – 600m
	Robert McCubbin Primary School – 1.9km
	Deakin University – 3.6km
Shops	Bunnings Box Hill South – 1.0km
	Forest Hill Chase Shopping Centre – 2.2km
	Box Hill Central – 3.6km
	Burwood One Shopping Centre – 4.1km
Parks	Branksome Grove Reserve – 450m
	Kalang Park – 700m
	RHL Sparks Reserve – 600m
	Furness Park – 1.4km
Transport	Laburnum Train Station – 1.5km
	Blackburn Train Station – 2.7km
	Bus route 733 - Oakleigh - Box Hill via Clayton, Monash University
	Bus route 765 - Mitcham - Box Hill via Forest Hill, Blackburn

Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings 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

2c Aberdeen Road, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$748,000

Median sale price

Median price \$784,500

House

Unit

X

Suburb

Blackburn South

Period - From 01/01/2018

to

31/12/2018

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	3/67 Laburnum St BLACKBURN 3130	\$781,000	15/12/2018
2	4/84 Main St BLACKBURN 3130	\$731,000	10/11/2018
3	13a Cyril St BOX HILL SOUTH 3128	\$690,000	13/02/2019

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 353 sqm approx

Agent Comments

Comparable Properties



3/67 Laburnum St BLACKBURN 3130 (REI/VG) **Agent Comments**

 2  1  1

Price: \$781,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Unit



4/84 Main St BLACKBURN 3130 (REI)

Agent Comments

 2  1  2

Price: \$731,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Townhouse (Res)



13a Cyril St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 13/02/2019

Rooms: -

Property Type: House

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 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.