# woodards₩



# 40 Stanley Grove, Blackburn

#### Additional information

380m2 of land

No owners corporation fees (sharing insurance optional)

Updated bathroom

Updated kitchen with Granit benches

Bosch dishwasher

Electric oven and cook top

Polish floor boards
Gas ducted heating
Refrigerated cooling

Gas hot water system

Sash windows

Single carport

Private courtyard

Landscaped gardens

Updated exposed aggregate driveway

Terracotta roof

#### Potential rental return

\$ 450.00-\$500.00 per week

#### Deadline Private Sale

Wednesday 28th November at 5pm

#### Contact

Rachel Waters 0413 465 746 Julian Badenach 0414 609 665

# Close proximity to

Schools Old Orchard Primary School- zoned - 900m

Blackburn Primary School – 1.3km

Blackburn High School- zoned – 600m

Box Hill High School – 1.7km

Shops Brand Smart Outlet -2.5 km

Forest Hill Chase – 3.4km Westfield Doncaster- 4.8km

Parks Bell Street Reserve – 600m

Elmhurst Basin – 1.0km Morton Park – 1.4km

Transport Blackburn train station -850m

Laburnum train station - 1.6km

Bus routes 271 - Box Hill - Ringwood via Park Orchards

Bus route 279 - Box Hill - Doncaster SC via Middleborough Rd

## Terms

10% deposit balance 30/60 days or other such terms that the vendors have agreed to in writing.

# Chattels

All fixed floor coverings, window furnishings and electric 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	40 Stanley Grove, Blackburn Vic 3130
Including suburb and	
postcode	

# Indicative selling price

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

Range between	\$800,000	&	\$880,000

# Median sale price

Median price	\$790,800	Hou	Ise	Unit	Х	Suburb	Blackburn
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	12a Pope Rd BLACKBURN 3130	\$958,000	15/09/2018
2	1/11 Hillside Cr BLACKBURN 3130	\$901,500	15/09/2018
3	1/42 Stanley Gr BLACKBURN 3130	\$830,000	14/07/2018

#### 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.



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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 380 sqm approx

Agent Comments

**Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** September quarter 2018: \$790,800

# Comparable Properties



12a Pope Rd BLACKBURN 3130 (REI)





**Agent Comments** 

Price: \$958.000 Method: Auction Sale Date: 15/09/2018 Rooms: 5

Property Type: Unit

Land Size: 365 sqm approx



1/11 Hillside Cr BLACKBURN 3130 (REI)







Price: \$901,500 Method: Auction Sale Date: 15/09/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 325 sqm approx

**Agent Comments** 



1/42 Stanley Gr BLACKBURN 3130 (REI/VG)







Price: \$830,000 Method: Auction Sale Date: 14/07/2018

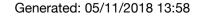
Rooms: 4

Property Type: Unit

Land Size: 426 sqm approx

Agent Comments

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**. 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.