



## 40 Stanley Grove, Blackburn

### Additional information

380m<sup>2</sup> 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 28<sup>th</sup> 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  
Including suburb and  
postcode

40 Stanley Grove, 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 \$800,000

&amp;

\$880,000

**Median sale price**

Median price \$790,800

House

Unit

X

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.

	Address 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.

 3  1  1

**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

 3  1  1

**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)**

Agent Comments

 3  2  2

**Price:** \$901,500

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 325 sqm approx



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

Agent Comments

 3  1  1

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 426 sqm approx

## **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](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.