



37 Elmhurst Road, Blackburn

Additional information

Land size: 731m², corner block
Built 1956
Whitehorse Council Rates: \$1956.90 pa (ref Sec32)
Yarra Valley Water Rates: \$175.08 plus usage (ref Sec 32)
General Residential Zone – schedule 1
Renovated spacious kitchen with new dishwasher and SMEG oven
Large entrance
Large open plan living with 3 living areas
4 beautiful bedrooms
2 fully renovated bathrooms
Large laundry with ample cupboard space
Polished floorboards throughout
Bay windows overlooking spacious garden
Front and rear verandas
Gas hot water service
New split system air-conditioner
Gas ducted heating
Alfresco entertaining area
Concrete stumps
Great under house storage
Single garage with workspace plus parking for additional car

Auction

Saturday 17 March at 1pm.

Contact

Tracey Pattison - 0432 336 078
Russell Wheeler - 0499 774 983

Close proximity to

Schools	Blackburn High School (zoned)– 1.2km Old Orchard Primary School – Zoned 1.8km Blackburn Primary School – 1.9km Box hill High School – 1.0 km
Shops	North Blackburn Shopping Centre – 1.2km Brand Smart Nunawading – 3.1km Westfield Doncaster – 4.5km Eastland Shopping Centre – 8.2km
Parks	Box Hill City Oval – 550m Whitehorse Reserve – 900m Kalang Park – 1.6km
Transport	Blackburn Train Station – 1.5km Bus 270 – Box Hill to Mitcham via Blackburn Nth –150m Bus 279 – Box Hill to Doncaster SC – 500m Bus 303 – City to Ringwood North – 500m

Rental Appraisal

\$630 - \$680 per week (approx.)

Terms

10% deposit, balance in 90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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 37 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$1,325,000

Median sale price

Median price \$1,494,000 House X Unit Suburb Blackburn

Period - From 01/10/2017 to 31/12/2017 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	5 Merle St BLACKBURN NORTH 3130	\$1,335,000	15/01/2018
2	7 ernest St BLACKBURN 3130	\$1,335,000	17/03/2018
3	28 OHara St BLACKBURN 3130	\$1,300,500	18/11/2017

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.



 4  2  1

Rooms:

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



5 Merle St BLACKBURN NORTH 3130 (VG)

Agent Comments

 3  -  -

Price: \$1,335,000

Method: Sale

Date: 15/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 757 sqm approx



7 Ernest St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx



28 OHara St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,500

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 680 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.

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.