



1/42 Stanley Grove, Blackburn

Additional information

Land Size: 426sqm (approx.)

Built: 1952

Whitehorse council rates: \$1,186.85pa (ref S32)

Yarra Valley Water rates: \$177pq + usage (ref S32)

General Residential Zone 1 – GRZ1

Significant Landscape Overlay Schedule 9

Spacious kitchen with meals area

Gas log fire

Hardwood floorboards under carpet

Open plan living/ dining room with AC

Downlights

Ducted heating

Sash windows

Bedrooms with BIRs

Two WC

Single garage with remote door

Potential rental return

\$400.00 per week

Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

Close proximity to

Schools	Blackburn Primary School- Whitehorse Rd, Blackburn (1.4km) Old Orchard primary School- Koonung Rd, Blackburn North (2.0km) Blackburn High School- Springfield Rd, Blackburn (1.2km)
Shops	Blackburn North Shops- Springfield Rd, Blackburn (1.5km) Westfield Doncaster- Doncaster Rd, Doncaster (5.2km) Forest Hill Chase- Canterbury Rd, Forest Hill (3.7km)
Parks	Cootamundra Walk – Williams Rd, Blackburn (550m) Elmhurst Basin- Elmhurst Rd, Blackburn (400m) Blackburn Lake- Central Rd, Blackburn (2km)
Transport	Blackburn train station (900m) Bus routes (various from Blackburn train station)

Auction

Saturday 14th July at 11am

Terms

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

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
1/42 Stanley Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$882,000 House Unit X Suburb Blackburn

Period - From 01/01/2018 to 31/03/2018 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	21 Francis St BLACKBURN 3130	\$990,000	24/03/2018
2	1/10 Duckham St BLACKBURN 3130	\$873,500	23/11/2017
3	1/14 Doulton Rd BLACKBURN 3130	\$788,000	17/11/2017

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.



Rooms: 4
Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$830,000 **Median**
Unit Price
 March quarter 2018: \$882,000

Comparable Properties



21 Francis St BLACKBURN 3130 (REI)

[Agent Comments](#)



Price: \$990,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)



1/10 Duckham St BLACKBURN 3130 (REI/VG)

[Agent Comments](#)



Price: \$873,500
Method: Private Sale
Date: 23/11/2017
Rooms: 5
Property Type: House
Land Size: 355 sqm approx



1/14 Doulton Rd BLACKBURN 3130 (REI/VG)

[Agent Comments](#)



Price: \$788,000
Method: Sold Before Auction
Date: 17/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 442 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 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.