



1/2 Barker Street, Blackburn South

Additional Information

Land size: 304 sqm (approx.)
Box Hill High School Zone
Single storey
Own street frontage
Bosch cooktop and oven
Fisher & Paykel Dishwasher
Large study/sunroom
Back courtyard
Front sizable green garden
Abundance of natural light
Ducted heating & cooling
Secure alarm
Single garage and storage

Rental Appraisal

\$400.00-\$450.00 per week

Private Sale

Contact

Julian Badenach 0414 609 665
Cameron Way 0418 352 380

Close proximity to

Schools Box Hill High School (zoned) – 1.8km
Laburnum Primary School (zoned) – 1.2km
Robert McCubbin Primary School – 2.2km
Deakin University – 2.9km

Shops Bunnings Box Hill South – 350m
Forest Hill Chase Shopping Centre – 3.0km
Box Hill Central – 3.5km
Burwood One Shopping Centre - 3.6km

Parks RHL Sparks Reserve – 900m
Wurundjeri Wetlands - 1.2km
Orchard Grove Reserve – 1.5km
Kalang Park – 1.3km

Transport Laburnum Train Station – 2.0km
Blackburn Train Station – 3.2km
Bus route 733 - Oakleigh - Box Hill via Clayton, Monash University
Bus route 735 - Box Hill to Nunawading

Terms

10% deposit, balance 30/45/60 days

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
1/2 Barker Street, Blackburn South Vic 3130

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$730,000 House Unit X Suburb Blackburn South

Period - From 01/04/2018 to 31/03/2019 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	75 Baratta St BLACKBURN SOUTH 3130	\$841,000	13/06/2019
2	1/28 Malabar Rd BLACKBURN 3130	\$750,000	22/01/2019
3	2c Aberdeen Rd BLACKBURN SOUTH 3130	\$745,000	30/03/2019

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$765,000
Median Unit Price
Year ending March 2019: \$730,000

Comparable Properties



75 Baratta St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 2  1  1

Price: \$841,000
Method: Sold Before Auction
Date: 13/06/2019
Rooms: 4
Property Type: House (Res)



1/28 Malabar Rd BLACKBURN 3130 (REI/VG) **Agent Comments**

 3  1  1

Price: \$750,000
Method: Private Sale
Date: 22/01/2019
Rooms: -
Property Type: Unit
Land Size: 304 sqm approx



2c Aberdeen Rd BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

 2  1  1

Price: \$745,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 353 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.