



woodards 

14 Beverley Crescent, Blackburn

Additional information

Land: 738sqm
Council Rates: \$1,988pa approx.(refer to Section 32)
1950's clinker brick home
Extensively renovated in 2013
Open meals/living area
Well-appointed kitchen - 900m Blanco oven
Glass splashback in kitchen
Master bedroom with built in robes
Hardwood floors
Alfresco covered deck off living
Gas ducted heating
Cooling - reverse cycle split systems
Automated watering system to front yard
Established gardens
Single carport
Two storage sheds
Separate studio/home office with ensuite

Method

Deadline Private Sale Wednesday 21 October at 5pm

Rental Estimate

\$650 per week

Settlement

30/60 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price \$1,400,000 - \$1,500,000

Close proximity to ...

Schools

Blackburn High School (zoned) – 650m
Box Hill High School – 1.6km
Old Orchard Primary School (zoned) – 1.1km
Blackburn Lake Primary School – 1.8km

Shops

North Blackburn Shopping Centre – 1.1km
Blackburn Station Village– 1.9km
Box Hill Central – 3.0km
Forest Hill Chase Shopping Centre– 4.3km
Westfield Doncaster – 4.5km

Parks

Koonung Reserve– 800m
Stanley Grove Street Reserve – 450m
Springfield Park – 1.1km
Box Hill City Oval– 1.9km

Transport

Blackburn Train Station – 1.9km
Bus 279 Box Hill - Doncaster SC via Middleborough Rd
Bus 303 City - Ringwood North via Park Rd



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

14 Beverley Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Blackburn

Period - From 01/04/2020 to 30/06/2020 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	3 Burch St BLACKBURN NORTH 3130	\$1,500,000	25/06/2020
2	3 Musk St BLACKBURN 3130	\$1,500,000	17/06/2020
3	6 Athol Ct BLACKBURN 3130	\$1,405,000	28/07/2020

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.~~

This Statement of Information was prepared on:

17/09/2020 13:04



 4  2  1

Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

Also studio/home office which includes heating/cooling split system, carpet, toilet, shower and vanity.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2020: \$1,450,000

Comparable Properties



3 Burch St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 25/06/2020

Property Type: House (Res)

Land Size: 624 sqm approx



3 Musk St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 17/06/2020

Property Type: House

Land Size: 780 sqm approx



6 Athol Ct BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,405,000

Method: Sold Before Auction

Date: 28/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 593 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 jpiccicolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.