



**woodards** 

## 1/22 Richmond Street, Blackburn South

### Additional information

Council rates: \$1,795 per annum (approx.)  
 Owners Corporation: \$509 per annum (approx.)  
 Tiled entrance  
 Timber floorboards feature downstairs  
 Sunken front lounge  
 Downstairs bedroom and bathroom (rainhead showerhead)  
 Renovated kitchen with timber counter top (4 years old)  
 Bosch cooking appliances  
 Electrolux dishwasher  
 White timber venetians downstairs  
 Updated family spa bathroom and ensuite  
 Internal access to double remote garage  
 Covered courtyard deck  
 Security alarm  
 Ducted vacuum  
 Ducted heating – 2 returns for airflow  
 Split system in family room - Fujitsu  
 Split systems to three upstairs bedrooms

### External size

256 sqm (approx.)

### Rental Estimate

\$620-\$650 per week (approx.)

### Auction

Saturday 29<sup>th</sup> February at 1pm

Agent's Estimate of Selling Price \$920,000 - \$990,000

### Close proximity to ...

#### Schools

Orchard Grove Primary School (zoned) – 1.9km  
 Laburnum Primary School – 2.3km  
 Forest Hill College (zoned) – 3.2km  
 Box Hill High School – 3.0km  
 Deakin University – 2.7km

#### Shops

Burwood Brickworks Shopping Centre – 900m  
 Burwood One Shopping Centre – 2.0km  
 Blackburn South Shopping Centre – 2.2km  
 Forest Hill Chase Shopping Centre – 3.5km

#### Parks

Eley Park – 700m  
 Wurundjeri Wetlands – 280m  
 Orchard Grove Reserve – 800m  
 Box Hill Indoor Sports – 1.4km

#### Transport

Bus route 733 – Oakleigh to Box Hill – 400m  
 Bus route 735 – Box Hill to Nunawading – 500m  
 Route 75 tram – Vermont South – Ethiad Stadium  
 Docklands  
 Laburnum Train Station – 3.2km

### Settlement

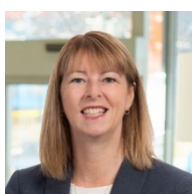
10% deposit, balance 30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

### Chattels

All fixed floor coverings, window furnishings and light fittings as inspected.



**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

1/22 Richmond Street, Blackburn South 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 \$920,000 & \$990,000

### Median sale price

Median price \$975,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2019 to 31/12/2019 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	1/15 Lawrence St BLACKBURN SOUTH 3130	\$1,090,000	12/10/2019
2	8/46 Jenner St BLACKBURN SOUTH 3130	\$1,033,000	01/10/2019
3	1/111 Eley Rd BOX HILL SOUTH 3128	\$1,008,000	10/10/2019

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.~~

This Statement of Information was prepared on:

14/02/2020 13:11





 4    3    2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/15 Lawrence St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

 4    2    1

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Unit

**Land Size:** 360 sqm approx



**8/46 Jenner St BLACKBURN SOUTH 3130 (VG)** Agent Comments

 3    -    -

**Price:** \$1,033,000

**Method:** Sale

**Date:** 01/10/2019

**Property Type:** Flat/Unit/Apartment (Res)



**1/111 Eley Rd BOX HILL SOUTH 3128 (REI/VG)** Agent Comments

 4    2    2

**Price:** \$1,008,000

**Method:** Private Sale

**Date:** 10/10/2019

**Property Type:** Townhouse (Res)

## 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 [jpiccio@woodards.com.au](mailto:jpiccio@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 (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.