



**woodards** 

## 22 Edinburgh Road, Blackburn South

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Neighbourhood Residential Zone- Schedule 3  
 Significant Landscape Overlay- Schedule 9  
 Polished timber floorboards  
 10ft ceilings  
 NBN & Foxtel connection  
 Living & dining with gas space heater & AC  
 Kitchen with gas upright stove & BOSCH dishwasher  
 Three bedrooms all with BIRs  
 Dedicated study room/ 4 bedroom  
 Two bathrooms with separate bath/ shower  
 Separate WC  
 Second living room or formal dining room  
 Fernery garden with paving & pergola  
 Good size backyard  
 Oversized single garage

### External size

Land size: 598sqm approx.

Median House Price \$1,063,000 (REIV September 2019)

### Rental Estimate

\$550 per week based on current market conditions

### Close proximity to

#### Schools

Laburnum Primary School- Janet St, Blackburn (1.4km)  
 Box Hill High School- Whitehorse Rd, Box Hill (2.2km)  
 Kingswood College- Station St, Box Hill South (2.8km)  
 Deakin Uni- Burwood Hwy, Burwood (4km)

#### Shops

Woolworths- Canterbury Rd, Blackburn (1.3km)  
 Box Hill Central- Whitehorse Rd, Box Hill (3.5km)  
 Burwood One- Burwood Hwy, Burwood East (2.8km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (2.7km)

#### Parks/ Rec

Box Hill Skate Park- Canterbury Rd, Box Hill South (1.1km)  
 Edinburgh Patch- Edinburgh Rd, Blackburn South (100m)  
 Genesis- Middleborough Rd, Box Hill South (1km)

#### Transport

Laburnum train station (2.1km)  
 Bus 733 Oakleigh to Box Hill via Monash Uni  
 Bus 765 Mitcham to Box Hill via Blackburn & Forest Hill

### Chattels

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

### Settlement

10% deposit, balance 60/90 days or other such terms the vendor has agreed to in writing prior to auction

### Method

Auction Saturday 21<sup>st</sup> December at 12pm



**Julian Badenach**  
0414 609 665



**Rachel Waters**  
0413 465 746

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 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

22 Edinburgh Road, 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 \$980,000 & \$1,070,000

### Median sale price

Median price \$1,063,000 Property Type House Suburb Blackburn South

Period - From 01/07/2019 to 30/09/2019 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	18 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,058,800	03/06/2019
2	51 Indra Rd BLACKBURN SOUTH 3130	\$1,005,000	07/09/2019
3	2 Loram Ct BLACKBURN SOUTH 3130	\$980,000	16/11/2019

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:

02/12/2019 15:55



 4  2  1

**Property Type:** House  
**Land Size:** 598 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,070,000

**Median House Price**  
September quarter 2019: \$1,063,000

## Comparable Properties



**18 Edinburgh Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,058,800  
**Method:** Sold Before Auction  
**Date:** 03/06/2019  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**51 Indra Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 5  2  3

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**2 Loram Ct BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** House (Res)  
**Land Size:** 557 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](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 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.