



1 Baird Court, Blackburn South

Additional information

Land size: 540m² approx.
 Council rates: \$TBA
 Yarra Valley Water rates: \$TBA
 Extension and renovation completed 2011
 Rendered brick
 Colonial sash windows
 Master bedroom + WIR + Ensuite
 LG Gas Cook top
 Miele range hood
 Large laundry
 Spa bathroom
 Gas ducted heating + refrigerated cooling
 4 x reverse cycle air conditioning units
 New fuses + master circuit breaker
 Feature outdoor lighting and entertaining deck
 2.7m ceiling

Auction

Saturday 21st of October 12pm

Contact

Rachel Waters 0413 465 746
 Sam Ejtemai 0449 946 226

Close proximity to

Schools	Orchard Grove Primary School (Zoned) – 650m Box Hill High School Zone – 2.5km Kingswood College – 3km Deakin University – 4.7km
Shops	Blackburn South Shopping – 750m Forest Hill Chase – 2.3km Burwood One Shopping Centre – 2.6km
Parks	Orchard Grove Reserve – 1.4km Eley Park – 2.2km Blackburn Lake Sanctuary – 3.2km Gardiners Creek Reserve – 3.4km
Transport	Blackburn Train Station – 2.8km Bus route 765 – Mitcham to Box Hill – 600m Bus route 733 – Box Hill to Oakleigh via Monash Uni – 1km

Terms

10% deposit, balance 30/45/60days 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 light fittings.

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 Baird Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,261,000 House ☒ Unit ☐ Suburb Blackburn South

Period - From 01/04/2017 to 30/06/2017 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	22 Craig St BLACKBURN SOUTH 3130	\$1,468,000	03/06/2017
2	29 Shawlands Av BLACKBURN SOUTH 3130	\$1,420,000	12/08/2017
3	5 Samuel Rd BLACKBURN SOUTH 3130	\$1,370,000	06/05/2017

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:

Property Type: House (Res)

Land Size: 537.193 sqm approx

Agent Comments

Comparable Properties



22 Craig St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,468,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 669 sqm approx



29 Shawlands Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,420,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 657 sqm approx



5 Samuel Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 595 sqm approx

(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.