



**woodards** 

## 1/1 Dixon Grove, Blackburn

### Additional information

Council rates: \$TBA  
 Owners Corporation fees: N/A  
 Brand new brick home  
 One of only two on the block  
 Double glazed windows  
 Stone benches  
 Tile splashback in kitchen  
 Bosch 600mm gas cook top and oven  
 Bosch dishwasher  
 Double sink  
 Fully tiled bathrooms  
 2 Bedrooms with walk in robes and ensuites  
 2 Bedrooms With built in robes  
 Quality carpet and floors throughout  
 LED downlights  
 Reverse cycle air conditioning  
 6 star energy rating  
 Insulation to walls and ceiling  
 Separate laundry  
 Double remote garage/carport with internal access  
 Private Courtyard  
 Water tank

### Rental Estimate

\$680 per week based on current market conditions

### Close proximity to

#### Schools

Kerrimuir Primary School - zoned 1.5km  
 Blackburn High School - zoned 1km  
 Box Hill North Primary School 2.8km  
 Box Hill High school 1km  
 Our Lady of Sion 1.7km

#### Shops

Kerrimuir Village 500m  
 Blackburn North Shopping Centre 1.1km  
 Box Hill Central 2.2km  
 Westfield Doncaster 4.2km

#### Parks & Amenities

Stanley Reserve 650m  
 Springfield park & Playground 1.2km  
 Box Hill City Oval 900m  
 Box Hill Hospital & Eastern Epworth 2km

#### Transport

Box Hill Train Station 2.2km  
 Bus 279: Box Hill to Doncaster via Middleborough Rd  
 Bus 303: City - Ringwood  
 Eastern Freeway – Box Hill North entry 1.6km

### Chattels

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

### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Rachel Waters**  
 0413 465 746



**Alexander Bear**  
 0466 968 622

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

1/1 Dixon Grove, Blackburn 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 \$1,200,000

&

\$1,310,000

### Median sale price

Median price \$999,500

Property Type Townhouse

Suburb Blackburn

Period - From 15/01/2021

to

14/01/2022

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	2/1 Dixon Gr BLACKBURN 3130	\$1,398,000	27/10/2021
2	3/3 Broomhill Av BLACKBURN 3130	\$1,263,000	23/07/2021
3	1/14 stanley Gr BLACKBURN 3130	\$1,206,000	16/10/2021

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:

15/01/2022 11:30



 4  
  2  
  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,310,000

**Median Townhouse Price**

15/01/2021 - 14/01/2022: \$999,500

## Comparable Properties



**2/1 Dixon Gr BLACKBURN 3130 (REI)**

Agent Comments

 4  
  3  
  2

**Price:** \$1,398,000

**Method:** Private Sale

**Date:** 27/10/2021

**Property Type:** Townhouse (Res)



**3/3 Broomhill Av BLACKBURN 3130 (REI/VG)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,263,000

**Method:** Private Sale

**Date:** 23/07/2021

**Property Type:** Townhouse (Single)

**Land Size:** 226 sqm approx



**1/14 Stanley Gr BLACKBURN 3130 (REI/VG)**

Agent Comments

 4  
  3  
  2

**Price:** \$1,206,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Townhouse (Res)

**Land Size:** 891 sqm approx

**Account - Woodards** | P: 03 9894 1000 | F: 03 9894 8111

## 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.