



woodards 

49 Rosalind Crescent, Blackburn

Additional information

Council Rates: \$TBA pa (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 Neighbourhood Residential Zone- Schedule 1 (NRZ1)
 Landscape Overlay- Schedule 2
 Land size: 597sqm approx.
 Sizeable family and casual dining zone
 Modern kitchen
 Stainless steel Blanco appliances including 900mm
 cooktop & electric oven
 Walk-in pantry
 Semi-enclosed undercover terrace
 Brick pergola area with BBQ
 Downstairs powder room
 Laundry
 Ducted heating
 Air-conditioning
 Ducted vacuum
 Polished timber & parquet flooring
 Rainwater tank
 Single carport
 Single remote garage

Median House Price \$1,402,500 (REIV December 2019)

Close proximity to

Schools

Guardian Childcare- Blackburn Rd, Blackburn (1.6km)
 Pope Rd Kindergarten- Pope Rd, Blackburn (2.1km)
 Blackburn Lake Primary School- Florence St, Blackburn (1.2km)
 Forest Hill College- Mahoneys Rd, Burwood East (3.1km)

Shops

Blackburn Village- South Parade, Blackburn (1.7km)
 Box Hill Central- Whitehorse Road, Box Hill (4.7km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.5km)
 Westfield Doncaster- Doncaster Road, Blackburn (8.6km)

Parks

Blackburn Lake- Lake Rd, Blackburn (400m)
 Furness Park/ Creeklands – Blackburn Rd, Blackburn (1.4km)

Transport

Blackburn train station (2km)
 Nunawading train station (2.9km)
 Bus 736 Mitcham to Blackburn via Glen Waverley & Forest Hill
 Bus 765 Mitcham to Box Hill via Brentford Square

Rental Estimate

TBA

Chattels

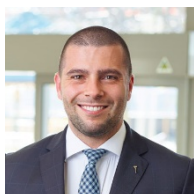
All fixed floor coverings, fixed light fittings and window furnishings as inspected

Terms

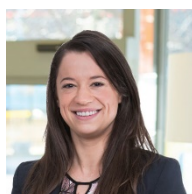
10% deposit, balance 60/90 days or other such terms that the vendor has agreed to in writing prior to the auction.

Method

Deadline Private Sale Closing Tuesday 21 April at 5.00 (Unless Sold Prior)



Luke Banitsiotis
0402 261 116



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 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

49 Rosalind Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,402,500

Property Type

House

Suburb

Blackburn

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	11 Fletcher St, Forest Hill, Vic 3131, Australia	\$1,574,000	17/02/2020
2	52 Alandale Rd BLACKBURN 3130	\$1,656,000	24/03/2020
3			

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:

14/04/2020 15:16



 5  2  2

Property Type: House (Res)

Land Size: 602 sqm approx

Agent Comments

Comparable Properties

11 Fletcher St, Forest Hill, Vic 3131, Australia (REI)

Agent Comments

 4  2  2

Price: \$1,574,000

Method:

Date: 17/02/2020

Property Type: House



52 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,656,000

Method: Sold Before Auction

Date: 24/03/2020

Property Type: House

Land Size: 651 sqm approx

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.

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.

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.