



1 Dixon Grove, Blackburn

Additional information

Land size: 585sqm 1approx.

Original weatherboard house

Functional cooking appliances

Separate laundry

Bungalow with kitchen and ensuite

15.27 W x 38.34 L

Plans approved for 2 x large townhouses

Recent townhouse sales:

- 3/9 Baldwin Road Rd BLACKBURN \$1,346,000
- 3/8 Tyrrell Av BLACKBURN \$1,450,000
- 1/8 Tyrrell Av BLACKBURN \$1,450,000
- 1/7 Langtree Court, Blackburn \$1,550,000

Recent new home sales:

- 8 Elm St BLACKBURN \$2,460,000
- 23 Patricia Rd BLACKBURN \$2,015,000
- 4 Goodwin St BLACKBURN \$1,800,000
- 18 Orchard Gr, BLACKBURN SOUTH \$2,345,000

AUCTION

Saturday 12th of May at 11am

Rental Appraisal

\$400-\$450 per week with carpet and paint

Contact

Rachel Waters 0413 465 746

Julian Badenach 0414 609 665

Close proximity to

Schools	Kerrimuir Primary School (zoned) – 1.4km
	Old Orchard Primary School – 1.7km
	Box Hill High School (zoned) – 1.0km
	Blackburn High School – 1.3km
Shops	North Blackburn Square – 1.4km
	Box Hill Central – 2.3km
	Laburnum café precinct – 1.2km
	Doncaster Westfield Shopping Centre – 4.1km
Parks	Box Hill City Oval – 800m
	Elmhurst Basin Reserve – 900m
	Springfield Park – 1km
	Koonung Reserve – 1.4km
Transport	Laburnum Train Station 1.2km
	Blackburn Train Station – 1.6km
	Bus Route 279 – Box Hill to Doncaster SC – 120m

Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

Chattels

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

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 Dixon Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,494,000

House

X

Unit

Suburb Blackburn

Period - From 01/10/2017

to

31/12/2017

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	6 Kneale Dr BOX HILL NORTH 3129	\$1,205,000	18/11/2017
2	68 Harrison St BOX HILL NORTH 3129	\$1,205,000	24/02/2018
3	487 Middleborough Rd BOX HILL NORTH 3129	\$1,130,000	10/03/2018

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: 585 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 December quarter 2017: \$1,494,000

Comparable Properties



6 Kneale Dr BOX HILL NORTH 3129 (REI/VG) **Agent Comments**



Price: \$1,205,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 625 sqm approx



68 Harrison St BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,205,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx



487 Middleborough Rd BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,130,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 731 sqm approx

Townhouse sales in the area



1/5 Marian Crt, Blackburn

\$1,488,500 May 2017
3 bed 2 bath 2 car



24A Pakenham St, Blackburn

\$1,405,000 May 2017
4 bed 2 bath 1 car



1/8 Tyrrell Ave, Blackburn

\$1,450,000 April 2017
4 bed 2 bath 2 car



2/8 Tyrrell Ave, Blackburn

\$1,300,000 December 2016
3 bed 2 bath 2 car (pic is example)



1/52 Goodwin St, Blackburn

\$1,361,000 November 2016
4 bed 2 bath 2 car



4/73 Margaret St, Box Hill North

\$1,485,000 March 2017
4 bed 3 bath 2 car

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.