



5 Abercromby Road, Blackburn South

Additional information

Land size: 559 sqm (approx.)
 Zoned for Box Hill High School
 Expansive family room and meals area
 Fully-fitted out home theatre with mounted flat screen and ceiling projector
 Renovated kitchen featuring Caesarstone benchtops, elegant cabinetry, large walk-in pantry and stainless steel Fisher & Paykel appliances including dual dishdrawers
 Downstairs master bedroom with large walk-in robe and a gleaming double vanity ensuite
 Downstairs powder room
 Large laundry
 Ducted heating, evaporative cooling, & split system cooling
 Gas log fireplace in formal lounge
 Large shed, extra-large single garage
 11 solar panels
 Recently landscaped front garden

Rental Appraisal

\$650- \$680 per week

Auction

Saturday 23rd June at 1pm

Contact

Mark Johnstone 0417 377 916
 Russell Wheeler 0499 774 983

Blackburn 100 South Parade 9894 1000

Close proximity to

Schools	Orchard Grove Primary School (zoned) – 800m Laburnum Primary School – 1.5km Roberts McCubbin Primary School – 2.5km Box Hill High School (zoned) – 2.4km Deakin University – 4.0km
Shops	Woolworths - Canterbury Road – 650m Bunnings Box Hill – 1.2km Forest Hill Chase Shopping Centre – 2.5km Burwood One Shopping Centre – 2.7km
Parks	Shawlands Avenue Reserve – 900m Wurundjeri Wetlands – 1.1km Kalang Park – 1.1km Orchard Grove Reserve – 1.2km
Transport	Blackburn Train Station – 2.0km Laburnum Train Station – 2.6km Bus Route 765 – Mitcham to Box Hill via Brentford Square

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

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

5 Abercromby Road, Blackburn South Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,135,000

House

X

Unit

Suburb Blackburn South

Period - From 01/01/2018

to

31/03/2018

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	27 Gissing St BLACKBURN SOUTH 3130	\$1,367,000	17/03/2018
2	19 Sylvia St BLACKBURN SOUTH 3130	\$1,275,000	10/02/2018
3	9 Wardle CI BLACKBURN SOUTH 3130	\$1,250,000	17/02/2018

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.



 4  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



27 Gissing St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 4  3  2

Price: \$1,367,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx



19 Sylvia St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 5  3  1

Price: \$1,275,000

Method: Private Sale

Date: 10/02/2018

Rooms: 10

Property Type: House (Res)

Land Size: 554 sqm approx



9 Wardle Cl BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 616 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 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.