



woodards

## 1 Calrossie Road Blackburn South

### Additional information

Council rates: \$1777.35 p.a  
Land size: 675m2 (approx.)  
Gas ducted heating  
900mm gas cooktop  
600mm stainless steel electric oven  
Double glazed tilt and turn windows (front living and bedrooms)  
Front door double glazed with triple locking mechanism  
Batts insulation  
LED lighting  
20 solar panels (premium feed-in tariff applies until 2024) Solar hot water with gas boost  
Ceilings fans  
Combination of indigenous/drought tolerant plants, permaculture fruit trees and no grass to mow!  
Veggie garden  
Internal Laundry provides ideal drying environment in winter  
Double lock up garage plus inbuilt storage  
Storage in roof with standing room + easy attic ladder access

### Rental Estimate

TBA

**Method:**DPS: offers closing Saturday 18 April at 12 noon.

### Settlement

10% deposit, balance 75/90 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price \$1,190,000 - \$1,290,000

### Close proximity to ...

#### Schools

Orchard Grove Primary School – zoned – 1.6km  
Laburnum Primary School – 1.3km  
Box Hill High School – zoned – 2.1km  
Blackburn High School – 4.3km

#### Shops

Burwood Brickworks Shopping Centre -2.0km  
Burwood One Shopping Centre- 2.9km  
Box Hill Central– 3.3km  
Forest Hill Chase Shopping Centre – 2.8km

#### Parks

Wardle Close Reserve – 270m  
Orchard Grove Reserve -1.1km  
Wurundjeri Wetlands - 850m  
Branksome Grove Reserve – 850m

#### Transport

Laburnum Train Station – 2.0km  
Bus 733 Oakleigh - Box Hill via Clayton & Mt Waverley  
Bus 765 Mitcham - Box Hill via Blackburn

### Inclusions

Shoe cabinet in the master room  
Additional robe in the front bedroom  
Yellow high chairs made for the bench height  
Garage cabinetry/storage  
Chook shed



**Rachel Waters**  
0413 465 746



**Cameron Way**  
0418 352 380

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 Calrossie Road, Blackburn South 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

\$1,190,000

&

\$1,290,000

### Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Blackburn South

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 | 48 Edinburgh Rd BLACKBURN SOUTH 3130 | \$1,400,000 | 22/02/2020   |
| 2 | 4 Perth St BLACKBURN SOUTH 3130      | \$1,220,000 | 22/02/2020   |
| 3 | 22 Edinburgh Rd BLACKBURN SOUTH 3130 | \$1,180,000 | 21/12/2019   |

**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:

17/03/2020 12:05





 4  2  2

**Property Type:** House

**Land Size:** 674.404 sqm approx

**Agent Comments**

## Comparable Properties



**48 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**4 Perth St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 708 sqm approx



**22 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 21/12/2019

**Property Type:** House (Res)

**Land Size:** 600 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 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 [jpiccicolo@woodards.com.au](mailto:jpiccicolo@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](mailto: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 (a) you may not be permitted to attend an open for inspection; and (b) 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.