



## 27 Gissing Street, Blackburn South

### Additional Information

Land size: 610 sqm (approx.)  
 Formal lounge and dining  
 Bay window  
 Open plan family and meals zone  
 Timber floors  
 Large under stair storage  
 Upstairs retreat  
 Whole home is fully wired (over 2km of Cat5E Internet cabling, audio and video)  
 Sizable lush garden  
 Separate home office  
 Storage shed  
 Attic storage  
 Air-conditioning  
 Ducted heating  
 Double carport

### Potential rental return

\$640.00 to \$670.00 per week approx.

### Auction

Saturday March 17<sup>th</sup> at 10am.

### Contact

Christine Bafas – 0427 835 610  
 Russell Wheeler – 0499 774 983  
 Cameron Way – 0418 352 380

### Close proximity to

#### Schools

Orchard Grove Primary School – Zoned 1.1km  
 Forest Hill Secondary College – Zoned – 2.2km  
 Laburnum Primary School – 2.3km  
 Emmaus College – 3.7km

#### Shops

Blackburn South Shopping Centre – 1.2km  
 Forest Hill Chase – 1.7km  
 Burwood One Shopping Centre – 2.2km  
 Box Hill Central – 4km

#### Parks

RHL Sparks Reserve – 1.1km  
 Wembley Park – 1.1km  
 Wurundjeri Wetlands – 1.6km  
 Blackburn Lake Sanctuary – 4.4km

#### Transport

Blackburn Station – 2.8km  
 Laburnum Station – 3.4km  
 Bus Route 765 - Mitcham - Box Hill via Brentford Square,  
 Forest Hill, Blackburn – Middleborough Rd - 950m  
 Tram 75 - Etihad Stadium Docklands - Vermont South –  
 Burwood Highway – 2.2km

### Terms

10% deposit, balance 60 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, window furnishings and light fittings.

## 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

27 Gissing Street, 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 \$1,200,000

&amp;

\$1,300,000

**Median sale price**

Median price \$1,194,000

House

X

Unit

Suburb Blackburn South

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	19 Sylvia St BLACKBURN SOUTH 3130	\$1,275,000	10/02/2018
2	18 Crimson Av BLACKBURN SOUTH 3130	\$1,275,000	15/11/2017
3	7 Princes Ct BLACKBURN SOUTH 3130	\$1,210,000	09/12/2017

**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:**

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 10/02/2018

**Rooms:** 10

**Property Type:** House (Res)



**18 Crimson Av BLACKBURN SOUTH 3130 (VG)**

**Agent Comments**



**Price:** \$1,275,000

**Method:** Sale

**Date:** 15/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**7 Princes Ct BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 543 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](mailto: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](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 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.