



37 Alandale Road, Blackburn

Additional Information

Land size: 635sqm. (Approx.)
 Brick veneer
 Gas appliances
 Large pantry
 Reverse cycle air conditioning x 3
 Wood fireplace
 Gas hot water system
 Garage
 Garden shed
 Large under house storage or workshop –
 (great for possible extension or separate living
 accommodation, STCA)
 Elevated views

Potential rental return

\$430.00 - \$460.00 per week approx.

Auction

Saturday 23th March at 1pm

Contact

Rachel Waters 0413 465 746
 Julian Badenach 0414 609 665

Terms

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

Close proximity to

Schools

Blackburn Lake Primary School (zoned) – 1.6km
 Blackburn Primary School – 1.5km
 Blackburn High School (zoned) – 2.5km
 Box Hill High School – 2.2km

Shops

Blackburn South Shopping Strip – 1km
 Blackburn Station Village – 1.3km
 Forest Hill Chase – 1.6km
 Blackburn North Shopping Centre – 2.6km
 Box Hill Central – 4.1km

Parks

Furness Park – 200m
 Blackburn Lake Sanctuary – 1km
 Morton Park – 800m
 Kalang Park – 1.7km

Transport

Blackburn Station – 1.3km
 Laburnum Station – 1.8km
 Bus Route 703 – Main Street – Brighton to Blackburn
 Bus Route 736 – Central Road – Mitcham to Blackburn
 Bus Route 765 – South Parade – Mitcham to Box Hill

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

37 Alandale Road, Blackburn Vic 3130

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,382,500

House

X

Unit

Suburb Blackburn

Period - From 01/01/2018

to

31/12/2018

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	35 Alandale Rd BLACKBURN 3130	\$1,050,000	17/11/2018
2	9 The Ridge BLACKBURN 3130	\$1,020,000	23/02/2019
3	135 Canterbury Rd BLACKBURN 3130	\$1,020,000	01/02/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



35 Alandale Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 17/11/2018

Rooms: 6

Property Type: House

Land Size: 640 sqm approx

9 The Ridge BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



135 Canterbury Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 01/02/2019

Rooms: 5

Property Type: House

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.