



## 2/22 Baldwin Road, Blackburn

### Additional information

House Size: 165m<sup>2</sup>

Land Size: 349sqm

Built: 1987

Whitehorse Council rates: \$1,514.10 (ref Section 32)

Yarra Valley Water: \$172.20 (ref Section 32)

Rear unit of only 2

New carpet throughout

Freshly painted

Gas ducted heating

Large formal lounge room with bay window

Formal dining room

Timber kitchen with electric cooking

Family room with split system & ceiling fan

Master bedroom with WIR & ensuite

2 bedrooms with BIRs

2 x linen cupboards

Rear deck

Manicured gardens

Double lock up garage with remote

### Potential rental return

\$550.00 per week

### Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

### Close proximity to

#### Schools

Laburnum Primary School- Janet St, Blackburn (1.3km)

Box Hill High School- Whitehorse Rd, Box Hill (2.1km)

#### Shops

Blackburn South Shops- Blackburn Rd, Blackburn (200m)

Forest Hill Chase- Canterbury Rd, Forest Hill (1.7km)

#### Parks

Blackburn Creeklands -access via Laurel Grove Sth (500m)

Wandinong Sanctuary- Canterbury Rd, Blackburn (650m)

Blackburn Lake- Central Rd, Blackburn (2km)

#### Transport

Blackburn train station (1.3km)

Bus route 703 – Middle Brighton to Blackburn via Monash Uni

Bur route 765 – Mitcham to Box Hill via

### Agents Estimate of Selling Price

\$1,000,000 - \$1,100,000

### Auction

Saturday 20<sup>th</sup> May at 11am

### Terms

10% deposit balance 60/90 days or other such terms which have been agreed to in writing by our vendor prior to auction

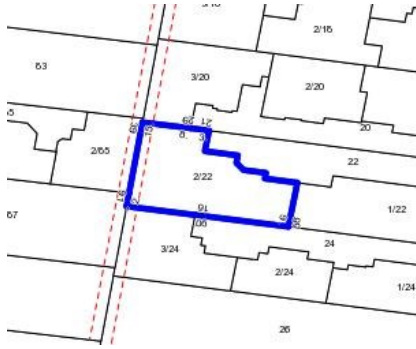
### Chattels

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

# Statement of Information for Residential Property

2/22 Baldwin Road, Blackburn Vic 3130

woodards 



 3  2  2

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 349

**Agent Comments**

Very spacious single level unit at rear of only two. Convenient location with a short walk to shops and buses.

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2016: \$1,400,000

## Comparable Properties



**1/29 Laburnum St BLACKBURN 3130 (REI)**

 3  2  2

**Agent Comments**

Younger unit located at the front of the development.

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 319 sqm



**2/15 Gardenia St BLACKBURN 3130 (REI)**

 3  2  2

**Agent Comments**

Younger unit but smaller house size. Land size 270sqm.

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 26/11/2016

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:**



**2/19 Tyrrell Av BLACKBURN 3130 (REI/VG)**

 3  2  2

**Agent Comments**

Similar age unit but dated interior.

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 08/10/2016

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:**

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 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

2/22 Baldwin Road, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$1,000,000

&

\$1,100,000

#### Median sale price

Median price \$1,350,000

House X

Suburb Blackburn

Period - From 01/01/2017

to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/29 Laburnum St BLACKBURN 3130	\$1,095,000	25/03/2017
2/15 Gardenia St BLACKBURN 3130	\$1,125,000	26/11/2016
2/19 Tyrrell Av BLACKBURN 3130	\$980,000	08/10/2016

## **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](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.