



3/9 Baldwin Road, Blackburn

Additional information

House Size: 160sqm (17.2 sq)
 Land Size: 243sqm (approx.)
 Built: 2004
 Whitehorse Council rates: \$1,850.70 (ref Section 32)
 Yarra Valley Water: \$178.00 plus usage (ref Section 32)
 Owners Corporation is inactive. They have insurance covering buildings & legal liabilities \$760.12pa per lot
 Ducted heating & reverse cycle cooling
 Ducted vacuum
 Video intercom & alarm system
 Cathedral ceilings & windows
 Gas log fire place
 Elegant kitchen with stainless steel appliances
 Fisher & Paykel dishwasher
 Ground floor master bedroom with BIR & spa ensuite
 Built in robes to all bedrooms
 Alfresco areas
 Courtyard & landscaped garden
 Double remote garage

Contact

Rachel Waters 0413 465 746
 Julian Badenach 0414 609 665

Close proximity to

Schools	Laburnum Primary School- Janet St, Blackburn (1.1km) Orchard Grove Primary School- Orchard Gve Blackburn South (1.3km) ZONED Box Hill High School- Whitehorse Rd, Box Hill (2.2km)
Shops	Blackburn South Shops- Blackburn Rd, Blackburn (250m) Forest Hill Chase- Canterbury Rd, Forest Hill (1.8km) Blackburn Station Village- South Pde, Blackburn (1.2km)
Parks	Blackburn Creeklands -access via Laurel Grove Sth (400m) Wandinong Sanctuary- Canterbury Rd, Blackburn (750m) Blackburn Lake- Central Rd, Blackburn (1.7km)
Transport	Blackburn train station (1.2km) Bus route 703 – Middle Brighton to Blackburn via Monash Uni Bur route 765 – Mitcham to Box Hill via

Potential rental return

\$620.00 - \$680.00 per week

Auction

Saturday 10th February at 11am

Terms

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

Chattels

All fixed floor coverings, window furnishings and electric light fittings 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

3/9 Baldwin Road, Blackburn Vic 3130

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Blackburn

Period - From 01/07/2017

to

30/09/2017

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	1 Wicking Ct BLACKBURN SOUTH 3130	\$1,325,000	29/07/2017
2	23 Merton St BOX HILL 3128	\$1,285,000	25/11/2017
3	5 Stringybark CI FOREST HILL 3131	\$1,206,000	24/06/2017

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.



 3  - 

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

**1 Wicking Ct BLACKBURN SOUTH 3130
(REI/VG)**

Agent Comments

 3  - 

Price: \$1,325,000

Method: Private Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 294 sqm approx



23 Merton St BOX HILL 3128 (REI)

Agent Comments

 3  2 

Price: \$1,285,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 327 sqm approx



5 Stringybark Ct FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2 

Price: \$1,206,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 480 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 **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.