



**woodards** 

## 17 Alandale Road, Blackburn

### Additional information

Council Rates: \$2,508pa approx. (Refer Section 32)  
 Water Rates: \$175pq plus usage approx. (Refer Section 32)  
 Neighbourhood Residential Zone Schedule 1  
 Significant Landscape Overlay Schedule 2  
 Built 1987  
 Concrete slab  
 Security alarm  
 In floor hydronic heating throughout (zoned)  
 North facing formal lounge room with OFP (working)  
 Formal dining room  
 Master bedroom with WIR, ensuite & split system  
 Two bedrooms with BIRs (one with stunning garden views)  
 4<sup>th</sup> bed/ study with vaulted ceilings, BI window seat  
 BOSCH electric wall oven  
 Fisher & Paykel induction cooktop  
 Dishwasher (dual draws)  
 Tiled family room with split system  
 Renovated family bathroom with heated towel rail  
 Plenty of storage/ linen cupboards  
 Automatic watering system (rear yard)  
 Water tank (garden only)  
 Single lock up garage

### Internal / external size

Land size: 848sqm approx.

Agent's Estimate of Selling Price \$1,350,000 - \$1,450,000  
 Median House Price \$1,330,750 (REIV June 2019)

### Close proximity to

#### Schools

Blackburn Pre School- Blackburn Rd, Blackburn (850m)  
 Blackburn Lake Primary School- Florence St, Blackburn (1.2km)  
 St Thomas, The Apostle Primary- Central Rd, Blackburn (450m)  
 Box Hill High School- Whitehorse Rd, Box Hill (2.3km)

#### Shops

Blackburn Village- South Parade, Blackburn (1km)  
 Woolworths- Canterbury Road, Blackburn (1.8km)  
 Box Hill Central- Whitehorse Rd, Box Hill (3.8km)  
 Forest Hill Chase- Canterbury Rd, Blackburn (1.8km)  
 Westfield Doncaster- Doncaster Road, Blackburn (8.1km)

#### Parks

Furness Park/Creeklands- access via end of street (400m)  
 Blackburn Lake- access via end of street (280m)

#### Transport

Blackburn train station (1.2km)  
 Bus 736 Mitcham to Blackburn via Forest Hill  
 Bus 703 Middle Brighton to Blackburn via Monash Uni  
 Bus 765 Mitcham to Box Hill via Blackburn

### Rental Estimate

\$700 per week based on current market conditions

### Chattels

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

### Settlement

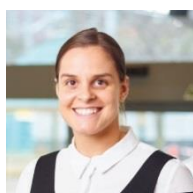
60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

### Method

Auction Saturday 12<sup>th</sup> October 1pm



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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

17 Alandale Road, Blackburn 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 \$1,350,000

&amp;

\$1,450,000

**Median sale price**

Median price \$1,330,750

House

X

Unit

Suburb Blackburn

Period - From 01/04/2019

to

30/06/2019

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	2 Hartigan St BLACKBURN 3130	\$1,530,000	27/07/2019
2	6 Jeffery St BLACKBURN 3130	\$1,400,000	29/03/2019
3	33 Naughton Gr BLACKBURN 3130	\$1,369,000	25/06/2019

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.





 4  2  2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 848 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 June quarter 2019: \$1,330,750

## Comparable Properties



**2 Hartigan St BLACKBURN 3130 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



**6 Jeffery St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 29/03/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1030 sqm approx



**33 Naughton Gr BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 4  4  3

**Price:** \$1,369,000  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 594 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](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.