



**woodards** 

## 1/25 Baldwin Road, Blackburn

### Additional information

Council Rates: \$1777pa (Refer S32)  
 Water Rates: \$750pa + usage (Refer S32)  
 Owners Corporation: Inactive  
 Neighbourhood Residential Zone Schedule 3  
 Significant Landscape Overlay Schedule 9  
 Land Size: 313sqm approx.  
 Only two on the block  
 Gas ducted heating & evaporative cooling  
 Dishwasher  
 Large lounge room and formal dining  
 Gas cooktop & electric oven  
 Large main bedroom with WIR & ensuite  
 Two bedrooms with BIRs  
 Central bathroom plus separate WC  
 Laundry with storage  
 Entertaining deck  
 Low maintenance garden  
 Double garage

### Rental Estimate

\$550 per week based on current market conditions

### Chattels

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

### Close proximity to

**Schools** Laburnum Primary- Janet St, Blackburn (1.2km)  
 St Lukes the Evangelist- Orchard Gr, Blackburn South (700m)  
 Box Hill High- Whitehorse Rd, Box Hill (2km)  
 Deakin Uni- Burwood Hwy, Burwood (4.9km)  
 Monash Uni- Wellington Rd, Clayton (11km)

**Shops** Woolworths- Canterbury Road, Blackburn (200m)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (1.7km)  
 Burwood Brickworks- Middleborough Rd, Burwood East (3km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (7.1km)

**Parks** Kalang Park- Kalang St, Blackburn (750m)  
 Blackburn Lake- Lake Rd, Blackburn (1.7km)  
 Furness Park- Heath St, Blackburn (800m)

**Transport** Blackburn Train Station (1.4km)  
 Bus 703 Middle Brighton to Blackburn via Monash Uni  
 Bus 765 Mitcham to Box Hill via Blackburn

### Terms

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

### Method

Auction Saturday 30<sup>th</sup> April at 11am



**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

1/25 Baldwin 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$962,500

Property Type Unit

Suburb Blackburn

Period - From 01/10/2021

to 31/12/2021

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	2/15 Gardenia St BLACKBURN 3130	\$1,550,000	08/10/2021
2	1/27 Stanley Gr BLACKBURN 3130	\$1,195,000	02/10/2021
3	2/24-26 Service Rd BLACKBURN 3130	\$1,100,000	05/02/2022

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.~~

This Statement of Information was prepared on:

30/03/2022 13:25



 3  2  2

**Property Type:** Unit  
**Land Size:** 313 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Unit Price**  
December quarter 2021: \$962,500

## Comparable Properties



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

**Agent Comments**

 3  2  2

**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 08/10/2021  
**Property Type:** House (Res)



**1/27 Stanley Gr BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,195,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2021  
**Property Type:** Unit  
**Land Size:** 285 sqm approx



**2/24-26 Service Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 05/02/2022  
**Property Type:** Unit

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



## 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.