



woodards 

43 Alandale Road, Blackburn

Additional information

Land: approx. 627m²
 Neighbourhood residential zone schedule 1
 Gas cooktop & oven
 Hydronic heating
 Evaporative cooling
 Built in robes to all bedrooms
 Built in Cabinetry
 Concrete stumps
 Covered alfresco area
 Separate laundry
 Decorative cornices
 Colonial sash windows
 Polished hardwood boards
 Clinker bricks
 Linen cupboard
 Coat cupboard
 Single garage with work space
 NBN connected

Rental Estimate

\$420- \$460 per week

Settlement

30/60 days or by negotiation

Chattels

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

Agent's Estimate of Selling Price \$1,150,000 - \$1,250,000

Close proximity to ...

Schools

Blackburn Lake Primary School (zoned- 1.7km)
 Blackburn Primary School (1.5km)
 Box Hill High School (zoned- 2.3km)
 Blackburn High School (2.4km)

Shops

Blackburn South Shopping Strip – (1km)
 Blackburn Station Village (1.3km)
 Forest Hill Chase (1.8km)
 Blackburn North Shopping Centre (2.4km)
 Box Hill Central (4.1km)

Parks

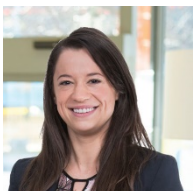
Furness Park (400m)
 Blackburn Lake Sanctuary (800m)
 Morton Park (800m)
 Kalang Park (1.7km)

Transport

Blackburn Station (1.2km)
 Laburnum Station (2.6km)
 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

Auction

Saturday 6 February at 12pm



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

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

43 Alandale Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Blackburn

Period - From 01/10/2019

to 30/09/2020

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 Florence St BLACKBURN 3130	\$1,350,000	22/12/2020
2	1 Rosalind Cr BLACKBURN 3130	\$1,250,000	05/12/2020
3	20 Linden St BLACKBURN 3130	\$1,230,000	28/11/2020

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:

06/01/2021 08:53



Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2020: \$1,402,500

Comparable Properties



2 Florence St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 22/12/2020

Rooms: 7

Property Type: House

Land Size: 634 sqm approx



1 Rosalind Cr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 684 sqm approx



20 Linden St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 700 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 jpiccicolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.