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### 22 Craig Street, Blackburn South

#### Additional Information

Land size: 669m<sup>2</sup> approx.

Development opportunity STCA

North facing orientation

**Ducted heating** 

Reverse cycle cooling

Timber floors

Open fireplaces in formal lounge & central living zone

Timber benchtops and stainless appliances in kitchen

Master bedroom suite with walk-in-robe, semi-ensuite &

Built-in-robes to bedrooms

Pergola deck

Large garden with cubby house Secure double tandem carport

Box Hill High School Zone

#### Rental Return

\$450 - \$480 per week

#### Auction

Saturday 3<sup>rd</sup> June at 12.00

#### Contact

Christine Bafas 0427 835 610 Cameron Way 0418 352 380

### Close proximity to

Schools Laburnum Primary School (zoned) - 650m

Orchard Grove Primary School - 1.6km

Box Hill High School (zoned) - 1.3km

Deakin University – 3.1km

Blackburn South Shopping (Canterbury Rd) – 700m **Shops** 

Blackburn Shopping Village – 2.2km

Forest Hill Chase Shopping Centre - 2.3km

Box Hill Centro - 2.4km

**Parks** Branksome Grove Reserve - 300m

Blackburn Walking Trails & Bike Paths - 600m

Box Hill Golf Club - 2.4km

Blackburn Lake Sanctuary - 2.4km

Laburnum Train Station - 1.6km Transport

Bus route 733 - Oakleigh - Box Hill - 270m

Bus route 765 - Mitcham - Box Hill - 350m

#### Council Capital Improved Value

\$1,015,000

10% deposit, balance 30/60 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

#### Chattels

All fixed floor coverings, window furnishings and light fittings.

Blackburn 100 South Parade 9894 1000

## woodards™

Christine Bafas 9894 1000 0427 835 610 cbafas@woodards.com.au

**Indicative Selling Price** \$1,150,000 - \$1,265,000 **Median House Price** March guarter 2017: \$1,212,000





Property Type: House (Previously

Occupied - Detached) Land Size: 669 **Agent Comments** 

A Blackburn South listing offering space and distinctive character, this 3 bedroom, 2 bathroom sanctuary features formal lounge with OFP, enormous living/dining, timber kitchen with s/steel appliances, deck and garden with cubby, master bedroom (WIR, spa semi-ensuite), and double tandem carport.

### Comparable Properties



#### 19 Aldinga St BLACKBURN SOUTH 3130 (REI) Agent Comments

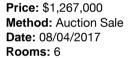








Similar location with a larger land size and one less bathroom to subject property.



Property Type: House (Res) Land Size: 716 sqm



#### 46 Gissing St BLACKBURN SOUTH 3130 (REI) Agent Comments









Price: \$1,185,000 Method: Auction Sale Date: 25/02/2017

Rooms: 8

Property Type: House (Res) Land Size: 684 sqm

Similar land size but not located in the Box Hill High School zone with and extra bedroom and one less bathroom to the subject property.



#### 5 Craig St BLACKBURN SOUTH 3130 (REI)

**---** 2





Price: \$1,184,000 Method: Auction Sale Date: 12/11/2016

Rooms: 3

Property Type: House (Res) Land Size: 701 sqm

#### Agent Comments

Located in the same street as the subject property on the inferior side of the street with one less bedroom and bathroom.

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







Christine Bafas 9894 1000 0427 835 610 cbafas@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	22 Craig Street, Blackburn South Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,265,000

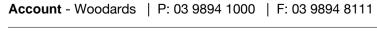
#### Median sale price

Median price	\$1,212,000	H	ouse	Х	S	uburb	Blackburn South	
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	1	

#### 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
19 Aldinga St BLACKBURN SOUTH 3130	\$1,267,000	08/04/2017
46 Gissing St BLACKBURN SOUTH 3130	\$1,185,000	25/02/2017
5 Craig St BLACKBURN SOUTH 3130	\$1,184,000	12/11/2016







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#### **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.