



woodards 

52 Rankin Road Boronia

Additional information

Land: 792sqm approx
 4 bedrooms
 2 bathrooms
 Master bedroom with a fantastic walk in ensuite
 3 other bedrooms with BIR's
 Modern kitchen comes with quality stainless steel appliances including two ovens and dual Fisher and Paykel dish drawers
 Bright front lounge with bay window
 Expansive family and dining space
 Dedicated study/office
 Downstairs powder room
 Undercover entertaining deck with café blinds
 Veggie gardens
 Cubby house
 Laundry
 Ducted heating
 Reverse cycle cooling
 Evaporative cooling
 Solar panels
 Secure alarm
 Under stairs storage
 Rainwater tanks

Method

Deadline Private Sale Tuesday 15 December at 5pm (Unless Sold Prior)

Close proximity to

Schools

Fairhills Primary School – Zoned (950m)
 Boronia West Primary School – (1.4km)
 FairHills High School- Zoned (1.9km)
 Boronia K-12 College - 3.2km

Shops

Woolworths Boronia Junction (1.8km)
 Knox City Shopping Centre (4.4km)
 Eastland Shopping Centre (8.6km)
 The Glen Shopping Centre (10.6km)

Parks

Reta Matthews Club Reserve (750m)
 Fair Park (1.1km)
 Boronia Park (1.4km)

Transport

Boronia train station (1.7km)
 Bus 753 Glen Waverley - Bayswater via Wheelers Hill & Boronia
 Bus 737 Croydon - Monash University via Boronia & Knox City

Rental Estimate

\$500 - \$550 per week based on current market conditions

Chattels

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

Settlement

60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Mark Johnstone
 0417 377 916



Julian Badenach
 0414 609 665

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

52 Rankin Road, Boronia Vic 3155

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$727,500 Property Type House Suburb Boronia

Period - From 01/07/2020 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	27 Edward St BAYSWATER 3153	\$830,000	04/06/2020
2	18 Carlisle Rd FERNTREE GULLY 3156	\$821,000	03/08/2020
3	7 Markhill PI KNOXFIELD 3180	\$810,000	19/08/2020

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:

17/11/2020 16:15



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

September quarter 2020: \$727,500

Comparable Properties



27 Edward St BAYSWATER 3153 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 04/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 874 sqm approx



18 Carlisle Rd FERNTREE GULLY 3156 (VG)

Agent Comments

 4  -  -

Price: \$821,000

Method: Sale

Date: 03/08/2020

Property Type: House (Res)

Land Size: 725 sqm approx



7 Markhill PI KNOXFIELD 3180 (VG)

Agent Comments

 4  -  -

Price: \$810,000

Method: Sale

Date: 19/08/2020

Property Type: House (Res)

Land Size: 780 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 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.