



19/7-9 Archibald St Box Hill

Additional information

Body Corp fees: \$2,400 (approx.)
 Council rates: \$670.35 p/a
 1 bedroom with BIR & semi ensuite
 European laundry
 Open plan central lounge/dining
 Air conditioning
 Electric oven and cooktop
 Stainless steel dishwasher
 Single car accommodation
 Storage Cage
 Electric hot water service

Chattels

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

Potential rental return

\$350 - \$370 per week

Deadline Private Sale

Tuesday 9th May at 5:00pm (unless sold prior)

Contact

Rachel Waters 0413 465 746
 Cameron Way 0418 352 380

Close proximity to

Schools

Koonung Secondary College (Zoned)- Elgar Rd, Mont Albert North (2.6km)
 Kingswood College, Station St Box Hill South (1.9km)
 Box Hill Institute - Elgar Rd, Box Hill (900m)
 Box Hill North Primary School(Zoned) – Elizabeth St, Box Hill North (2.6km)

Shops

Box Hill Central- Whitehorse Rd, Box Hill (200m)
 Westfield Doncaster (5km)
 Burwood Heights Shopping Centre – Burwood Hwy, Burwood (6km)

Parks/ Recreational

Aqualink Box Hill – Canterbury Rd, Box Hill (2km)
 Box Hill Gardens - Nelson Rd, Box Hill (190m)
 Box Hill City Oval - Whitehorse Rd, Box Hill (1.5km)
 Eastern Freeway Elgar Rd Entrance (5km)

Transport

Box Hill Train Station (200m)
 Tram Route 109 CBD (150m)

Capital Improved Value

\$TBA

Agents estimate of selling price

\$370,000 - \$400,000

Terms

10% deposit, balance 30/60/90 days

**Rooms:****Property Type:** Strata Unit/Flat**Land Size:**

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median House Price

March quarter 2017: \$1,750,000

Comparable Properties

301/19 Wellington Rd BOX HILL 3128 (REI/VG) Agent Comments
**Price:** \$395,000**Method:** Private Sale**Date:** 28/12/2016**Rooms:** -**Property Type:** Apartment**Land Size:**
G01/710 Station St BOX HILL 3128 (REI)

Agent Comments

**Price:** \$373,000**Method:** Private Sale**Date:** 06/12/2016**Rooms:** 2**Property Type:** Apartment**Land Size:**
7/24-26 Rose St BOX HILL 3128 (REI/VG)

Agent Comments

**Price:** \$380,000**Method:** Private Sale**Date:** 07/09/2016**Rooms:** 3**Property Type:** Apartment**Land Size:**

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

19/7-9 Archibald Street, Box Hill Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$370,000

&

\$400,000

Median sale price

Median price \$1,750,000

House

X

Suburb

Box Hill

Period - From 01/01/2017

to

31/03/2017

Source REIV

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
301/19 Wellington Rd BOX HILL 3128	\$395,000	28/12/2016
G01/710 Station St BOX HILL 3128	\$373,000	06/12/2016
7/24-26 Rose St BOX HILL 3128	\$380,000	07/09/2016

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.