



**woodards** 

## 18 Louisa Place Templestowe

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Land size: 818 sqm (approx)  
 3 good sized bedrooms  
 2 large living areas  
 Separate formal dining  
 Renovated ensuite  
 Large undercover alfresco dining space  
 Gas ducted heating  
 Evaporative cooling  
 Stunning landscaped gardens  
 Double carport  
 Garden shed with power

### Rental Estimate

\$550 to \$600 per week based on current market conditions

### Chattels

All fixed floor coverings and fixed light fittings as inspected

### Close proximity to

**Schools** Templestowe Park Primary School (700m)  
 Templestowe College (3.9km)  
 Serpell Primary School (Zoned) - (2.0km)  
 East Doncaster Secondary College (Zoned) - (4.0km)

**Shops** The Pines Shopping Centre-(1.8km)  
 Doncaster Shopping Town-(5.9km)  
 Templestowe Village Shops (1.7km)

**Parks** Templestowe reserve- (1.2km)  
 Pettys Reserve - (850m)  
 Finns Reserve- (2.9km)  
 Ruffy Lake Park - (2.9km)  
 5 min walk/ride to Yarra River Trails

**Transport** Numerous school bus routes  
 Bus 905 to City & The Pines Shopping Centre  
 Bus 901 to the Airport North & Frankston South

### Terms

10% deposit, balance 30/60

### Method

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



**Luke Banitsiotis**  
 0402 261 116



**Julian Badenach**  
 0414 609 665

# 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

18 Louisa Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,704,000

Property Type House

Suburb Templestowe

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	36 Beverly Hills Dr TEMPLESTOWE 3106	\$1,450,000	08/11/2021
2	29 Rosco Dr TEMPLESTOWE 3106	\$1,350,000	24/01/2022
3	390 Porter St TEMPLESTOWE 3106	\$1,350,000	27/10/2021

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:

04/04/2022 15:39





**Property Type:** House

**Land Size:** 818.675 sqm approx

**Agent Comments**

## Comparable Properties



**36 Beverly Hills Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** House

**Land Size:** 798 sqm approx



**29 Rosco Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 24/01/2022

**Property Type:** House (Res)

**Land Size:** 796 sqm approx



**390 Porter St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 27/10/2021

**Property Type:** House

**Land Size:** 804 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 **[cway@woodards.com.au](mailto: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](mailto: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.