

woodards**™**

8 Grosvenor Parade, Balwyn

Additional information

Land Size: 731sqm (approx.) Balw yn High School zone

Council Rates: \$3,351 per year (approx.)

Neighbourhood Residential Zone - Schedule 3 (NRZ3)

Two street frontages and cross-overs

Sizeable lounge Dining room

Family room off kitchen 2 bedrooms with robes

Kitchen equipped with Dishlex dishwasher, upright

Westinghouse gas oven

Renovated bathroom - bath, show er and basin

Laundry with toilet

Decorative ceiling roses and cornices

Woollen carpets Leadlight doors Covered deck Ducted heating Single carport

Close proximity to

Schools Balwyn Primary School (zoned) - 800m

Balwyn High School (zoned) - 1.6km

Fintona Girls' School - 950m

Camberwell Grammar School - 2.3km

MLC - 5.1km

Shops

Balw yn Village - 700m Box Hill Central - 4.6km Doncaster Westfield - 5.7km

Parks Maranoa Botanical Gardens, Balwyn - 1.2km

Macleay Park, Balwyn North -1.0km Gordon Barnard Reserve, Balwyn - 1.1km

109 Tram - Whitehorse Road - 700m **Transport**

Canterbury Train Station – 2.1km

Bus 285 - Doncaster Park and Ride - Camberwell via Nth Balwyn

Eastern Freeway 3.3km

Settlement

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

Rental Estimate

\$480 per week based on current market conditions

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



Dem i Liu 0434 192 556



Cameron Way 0418 352 380

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Grosvenor Parade, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$2,850,000

Median sale price

Median price	\$2,865,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/07/2021	to	30/09/2021		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 sixmonths 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	17 Jersey St BALWYN 3103	\$2,930,000	06/09/2021
2			
3			

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:	17/10/2021 10:37











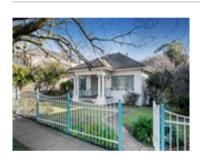
Property Type: Land Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price \$2,850,000 **Median House Price**

September quarter 2021: \$2,865,000

Comparable Properties



17 Jersey St BALWYN 3103 (REI)

= 3

6

Price: \$2.930.000 Method: Private Sale Date: 06/09/2021 Property Type: House

Land Size: 936 sqm approx

Agent Comments

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.

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







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**. 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.