



woodards 

35 Vanbrook Street Forest Hill

Additional information

Council Rates: \$TBA (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 General Residential Zone- Schedule 1 (GRZ1)
 Significant Landscape Overlay Schedule 2 (SLO9)
 Land size: 558sqm approx.
 3 large bedrooms
 Walk in robe & Semi ensuite
 Open plan kitchen, meals and family
 Spacious formal lounge
 Dining space
 North facing backyard
 Freshly painted
 Polished timber floors
 Single car garage
 Single garage & single carport

Rental Estimate

\$430- \$450 per week based on current market conditions

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools

Parkmore Primary School (Zoned) – 700m
 Forest Hill College (Zoned) – 2.1km
 St Timothy's Primary School – 1.0km
 Emmaus College – 1.4km

Shops

Forest Hill Chase Shopping Centre – 1.8km
 Brentford Square – 1.3km
 Brand Smart Outlet Centre – 3.4km
 Vermont South Shopping Centre – 3.4km

Parks

Forest Hill Reserve – 1.5km
 Aqualink Nunawading – 1.3km
 Davy Lane Reserve – 1.1km

Transport

Nunawading train station – 2.8km
 Bus 902 – Chelsea to Airport West
 Bus 736 - Mitcham - Blackburn via Vermont South, Forest Hill
 Bus 765 - Mitcham - Box Hill via Forest Hill, Blackburn
 Tram 75 - Etihad Stadium Docklands - Vermont South

Terms

10% deposit, balance 90 days

Method

Auction Thursday 17 December at 6.30pm



Luke Banitsiotis
 0402 261 116



Jessica Hellmann
 0411 034 939

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

35 Vanbrook Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$990,000 Property Type House Suburb Forest Hill

Period - From 07/12/2019 to 06/12/2020 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	53 Vanbrook St FOREST HILL 3131	\$905,000	06/10/2020
2	53 Raleigh St FOREST HILL 3131	\$871,000	19/10/2020
3	59 Shady Gr FOREST HILL 3131	\$850,000	22/10/2020

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:

07/12/2020 14:26



Property Type:

Agent Comments

Comparable Properties



53 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments



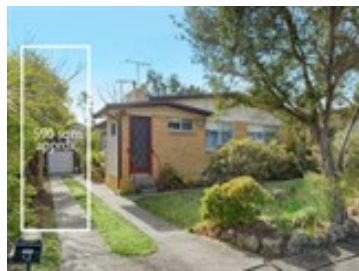
Price: \$905,000

Method: Private Sale

Date: 06/10/2020

Property Type: House

Land Size: 630 sqm approx



53 Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$871,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

Land Size: 590 sqm approx



59 Shady Gr FOREST HILL 3131 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

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.