



48 Pine Crescent, Ringwood North

Additional Information

Land size: 955sqm
 4 bedrooms
 2 bathrooms
 Formal lounge and dining
 Master bedroom with walk-in robe and ensuite
 Bedrooms with storage
 Updated central bathroom
 Pergola deck
 Laundry with outdoor access
 Ducted heating
 Evaporative cooling
 Rainwater tank
 Storage under deck
 Large under house workshop/storage area
 A 4 vehicle carport accessed via a remote security gate

Rental Appraisal

\$550.00 - \$600.00 per week approx.

Deadline Private Sale

Closing Tuesday 19th June at 5pm

Contact

Russell Wheeler – 0499 774 983
 Mark Johnstone – 0417 377 916

Close proximity to

Schools

Ringwood Heights Primary school (Zoned) – 350m
 Norwood Secondary College (Zoned) – 2.3km
 Mullum Primary School – 2.7km
 Ringwood North Primary School – 2.9km
 Ringwood Secondary College – 3.2km

Shops

Eastland Shopping Centre – 1.8km
 Costco Wholesale – 2.1km
 Ringwood Square Shopping Centre – 2.6km
 Ringwood North Shopping Centre – 2.6km

Parks

Hygeia Parade Reserve – 500m
 Evelyn Road Reserve – 1.1km
 BJ Hubbard Reserve – 1.3km
 Schwerkolt Cottage Reserve – 1.7km

Transport

Ringwood Train Station – 2.4km
 Heatherdale Train Station – 2.4km
 Bus Route 370 – Mitcham to Ringwood via Ringwood North
 M3 Eastern Highway & Ringwood Bypass

Terms

10% deposit, balance 90/180 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

48 Pine Crescent, Ringwood North Vic 3134

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 \$1,100,000 House ☒ Unit ☐ Suburb Ringwood North

Period - From 01/01/2018 to 31/03/2018 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	12 Cantala Cr RINGWOOD NORTH 3134	\$900,000	10/03/2018
2	32 Aurum Cr RINGWOOD NORTH 3134	\$880,000	28/04/2018
3	8 Montalbo Rd RINGWOOD NORTH 3134	\$845,000	18/11/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



12 Cantala Cr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 10/03/2018

Rooms: 12

Property Type: House (Res)

Land Size: 635 sqm approx

32 Aurum Cr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



8 Montalbo Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 856 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.