



woodards 

9/21 Terrara Road Vermont

Additional information

Council Rates - \$1,430.75 pa (refer S32)
 Water Rates - \$772 pa + usage (refer S32)
 Owner Corporation - \$1,730 pa (refer S32)
 Boutique development
 Immaculate ultra-modern residence
 Both bedrooms have built-in robe storage
 Striking semi-ensuite
 Downstairs powder room
 Expansive central lounge and dining zone
 Sleek stone kitchen with breakfast bar and stainless steel
 Bosch appliances
 Elevated deck
 Manicured garden
 Laundry
 Hydronic heating
 Split systems
 Ducted vacuum
 Secure alarm
 Intercom
 Rainwater tank
 Shed
 Single remote garage
 Zoned for both Vermont Primary and Vermont Secondary College

Close proximity to

Schools

Vermont Primary School- Zoned (410m)
 Parkmore Primary School- (1.26km)
 Vermont Secondary College- Zoned (1.03km)
 Forest Hill College- (2.63km)

Shops

Brentford Square Shopping Centre- (1.1km)
 Vermont South Shopping Centre- (2.2km)
 Forest Hill Chase- Canterbury Rd, Blackburn (2.8km)
 Eastland Shopping Centre- (6.3km)

Parks

Stephens Reserve- (280m)
 Bellbird Dell Reserve (950m)
 Forest Hill Reserve- (1.9km)

Transport

Blackburn train station (270m)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 703 Middle Brighton to Blackburn via Monash Uni
 Bus 765 Mitcham to Box Hill via Blackburn

Rental Estimate

\$420- \$460 per week based on current market conditions

Chattels

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

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Auction: Saturday 30 July at 11am



Alex Chu
0423 300 321



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

9/21 Terrara Road, Vermont Vic 3133

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$893,500

Property Type Townhouse

Suburb Vermont

Period - From 12/07/2021

to

11/07/2022

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	2/23 Boronia Rd VERMONT 3133	\$785,400	25/03/2022
2	4/135 Jolimont Rd VERMONT 3133	\$740,000	27/05/2022
3	9/7 Stevens Rd VERMONT 3133	\$690,000	25/01/2022

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:

12/07/2022 10:16



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$695,000 - \$750,000

Median Townhouse Price

12/07/2021 - 11/07/2022: \$893,500

Comparable Properties



2/23 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

 2  1  2

Price: \$785,400

Method: Private Sale

Date: 25/03/2022

Property Type: Unit

Land Size: 270 sqm approx



4/135 Jolimont Rd VERMONT 3133 (REI)

Agent Comments

 2  2  1

Price: \$740,000

Method: Sold Before Auction

Date: 27/05/2022

Property Type: Unit



9/7 Stevens Rd VERMONT 3133 (REI)

Agent Comments

 2  2  2

Price: \$690,000

Method: Private Sale

Date: 25/01/2022

Property Type: Unit

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.