



17 Campbell Parade, Box Hill South

Additional Information

Land size: 606m² approx.
 Character weatherboard façade
 Ducted heating
 Reverse cycle cooling
 Polished timber floors
 Plantation shutters
 Private lounge with open fireplace and built-in wall unit
 Granite kitchen with long breakfast bar and stainless steel
 Bosch appliances
 All bedrooms have walk in robes
 Renovated bathroom
 Alfresco zone with elevated deck, large pergola
 courtyard, solar heated pool, lush tropical garden and
 veggie patch
 Large storage shed
 Landscaped front garden and patio
 Single carport
 Located within the Mt Waverley Secondary School Zone

Potential rental return

\$600 - \$640 per week

Auction

Saturday 22nd July at 11.00am

Contact

Russell Wheeler 0499 774 983
 Julian Badenach 0414 609 665

Close proximity to

Schools	Roberts McCubbin Primary School (zoned) – 2.4km Orchard Grove Primary School – 1.5km Mt Waverley Secondary College (zoned) – 2.5km Deakin University – 1.5km
Shops	Burwood One Shopping Centre – 2.2km Wattle Park Shopping Centre – 2.5km Box Hill Centro – 3.6km Chadstone Shopping Centre – 7.8km
Parks	Wurundjeri Wetlands & Orchard Grove Reserve – 500m Gardiners Creek Reserve – 1.6km Box Hill Golf Club – 2.2km Wattle Park – 2.4km
Transport	Bus Route 735 – Box Hill to Nunawading – 160m Bus Route 733 – Oakleigh to Box Hill – 160m Riversdale Road Tram – 1.1km Laburnum Train Station – 2.8km

Council Capital Improved Value (CIV)

\$TBA

Terms

10% deposit, balance 90/120 days (negotiable) 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2017: \$1,406,000

Comparable Properties



15 Houston Ct BOX HILL SOUTH 3128 (REI)



Agent Comments

larger land but inferior house and similar location

Price:

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 708 sqm



5 Douglas Av BOX HILL SOUTH 3128 (REI)



Agent Comments

larger house, smaller land

Price: \$1,200,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 545 sqm



8 Nash Rd BOX HILL SOUTH 3128 (REI/VG)



Agent Comments

Similar location and land size. inferior house

Price: \$1,170,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 635 sqm

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

17 Campbell Parade, Box Hill South Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,406,000

House X

Suburb Box Hill South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15 Houston Ct BOX HILL SOUTH 3128		25/03/2017
5 Douglas Av BOX HILL SOUTH 3128	\$1,200,000	18/03/2017
8 Nash Rd BOX HILL SOUTH 3128	\$1,170,000	18/03/2017

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.