



woodards 

1 Augustus Rise, Templestowe

Additional information

Council Rates: \$TBA pa (Refer Section 32)
 Water Rates: \$180 pa + usage (Refer Section 32)
 Built: 2000 (builders own home)
 Land size: 520sqm approx.
 Ducted heating & evaporative cooling
 Split system heat/cool unit in kitchen
 Alarm system (less than 3yrs) & video intercom
 Heavy duty security doors
 10ft ceilings
 Neff electric oven (12mths old)
 Gas cooktop
 Dishwasher (less than 3yrs old)
 2Pac finish to kitchen cupboards & granite benchtops
 Franke sink
 Formal lounge & dining room
 Open plan kitchen & living areas (polished timber floors)
 Large main bedroom suite with WIR & fully tiled ensuite
 Two extra bedrooms with BIRs
 Dedicated study or 4th bedroom
 Large laundry with built in iron board & external access
 Double lock up garage with auto door & internal access
 All windows lockable

Close proximity to

Schools Templestowe Park Primary- Church St, Templestowe (1.2km)
 Warrandyte High- Warrandyte Rd, Warrandyte (4.1km)
 Donvale Christian College- Tindals Rd, Donvale (3.4km)
 Carey Grammar- Era Crt, Donvale (5.3km)
 Whitefriars- Park Rd, Donvale (8.8km)

Shops The Pines- Reynolds Rd, Doncaster East (2.8km)
 Templestowe Village- Anderson St, Templestowe (2.4km)
 Westfield Doncaster- Doncaster Rd, Doncaster (5.3km)
 Down The Rabbit Hole- Newmans Rd, Templestowe (800m)

Parks Greengully Park- Porter St, Templestowe (1.5km)
 Westerfolds Park- Fitzsimons Ln, Templestowe (2.2km)

Transport Bus 905 City to The Pines

Rental Estimate
 \$700 - \$750 per week based on current market conditions

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

Method
 Auction Saturday 1st May at 3pm

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



Julian Badenach
 0414 609 665



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

1 Augustus Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Templestowe

Period - From 01/01/2020

to 31/12/2020

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 | 5 Peter Budge Av TEMPLESTOWE 3106 | \$1,700,000 | 08/01/2021 |
| 2 | 23 Ferndell Cr TEMPLESTOWE 3106 | \$1,505,000 | 21/11/2020 |
| 3 | 8A Heysham Way TEMPLESTOWE 3106 | \$1,450,000 | 16/12/2020 |

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:

26/03/2021 14:33



 4  2  2

Property Type: House
Land Size: 520 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending December 2020: \$1,425,000

Comparable Properties



5 Peter Budge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,700,000
Method: Private Sale
Date: 08/01/2021
Property Type: House (Res)
Land Size: 702 sqm approx



23 Ferndell Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,505,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 652 sqm approx



8A Heysham Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,450,000
Method: Private Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 353 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 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.