



46 Marshall Road, Box Hill North

Additional information

Land Size: 640sqm approx.
 General Residential- Schedule 3 (GRZ3)
 Whitehorse Council rates: \$TBA (ref Section 32)
 Yarra Valley Water: \$TBA (ref Section 32)
 North facing backyard
 Corner block
 Gas ducted heating
 Central lounge room and dining
 Westinghouse gas cook top
 Westinghouse electric oven
 3 bedrooms
 Central bathroom
 Separate toilet

Close proximity to

Schools
 Casa Bambini Blackburn- Middleborough Rd, Blackburn (1km)
 Kerrimuir Primary School- Molbray St, Box Hill North (170m)
 Blackburn High School- Springfield Rd, Blackburn (1.8km)

Shops
 Kerrimuir Shops- Middleborough Rd, Box Hill North (750m)
 Blackburn North Shopping Centre- Springfield Rd, Blackburn (1.9km)
 Westfield Doncaster- Doncaster Rd, Doncaster (2.9km)
 Box Hill Centro- Whitehorse Rd, Box Hill (2.7km)

Parks
 Springfield Park- Springfield Rd, Box Hill North (600m)
 Bushy Creek Reserve- Wimmera St, Box Hill North (750m)
 Blackburn Lake- Central Rd, Blackburn (2km)

Transport
 Bus route 279- Box Hill to Doncaster SC via Middleborough Rd
 Bus route 303- City to Ringwood North
 Bus route 270- Box Hill to Mitcham via Blackburn North
 Bus route 271- Box Hill to Ringwood via Park Orchards
 Laburnum train station (2.4km)

Potential rental return

\$480.00 per week

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

Auction

Saturday 17 June at 11.00am

Terms

10% deposit balance 60 days or other such terms which have been agreed to in writing by our vendor prior to auction

Chattels

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



 3  1  2

Rooms: 5
Property Type: House
Land Size: 640 sqm

Agent Comments

Neat original brick veneer home on a corner block. General Residential Zone- schedule 3. Close to Kerrimuir Primary School, Kerrimuir shops and Eastern freeway.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2017: \$1,442,000

Comparable Properties



38 Marshall Rd BOX HILL NORTH 3129 (REI)

 3  1  1

Price: \$1,304,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 638 sqm

Agent Comments

Neatly presented brick veneer home with updates to the bathroom and kitchen. Not a corner block.



32 Woodhouse Gr BOX HILL NORTH 3129 (REI)

 4  2  1

Price: \$1,300,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: House
Land Size: 663 sqm

Agent Comments

Corner block property, original condition home on slightly larger block



59 Kerrimuir St BOX HILL NORTH 3129 (REI)

 3  1  2

Price: \$1,190,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm

Agent Comments

Original condition brick veneer home on smaller land.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

46 Marshall Road, Box Hill North Vic 3129

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,442,000

House

X

Suburb

Box Hill North

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
38 Marshall Rd BOX HILL NORTH 3129	\$1,304,000	20/05/2017
32 Woodhouse Gr BOX HILL NORTH 3129	\$1,300,000	18/03/2017
59 Kerrimuir St BOX HILL NORTH 3129	\$1,190,000	01/04/2017

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 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.