woodards



46 Marshall Road, Box Hill North

Additional information	Close proximity to		
Land Size: 640sqm approx.	Schools	Casa Bambini Blackburn- Middleborough Rd, Blackburn (1km)	
General Residential- Schedule 3 (GRZ3)		Kerrimuir Primary School- Molbray St, Box Hill North (170m)	
Whitehorse Council rates: \$TBA (ref Section 32)		Blackburn High School- Springfield Rd, Blackburn (1.8km)	
Yarra Valley Water: \$TBA (ref Section 32)			
North facing backyard	Shops	Kerrimuir Shops- Middleborough Rd, Box Hill North (750m)	
Corner block		Blackburn North Shopping Centre- Springfield Rd, Blackburn	
Gas ducted heating		(1.9km)	
Central lounge room and dining		Westfield Doncaster- Doncaster Rd, Doncaster (2.9km)	
Westinghouse gas cook top		Box Hill Centro- Whitehorse Rd, Box Hill (2.7km)	
Westinghouse electric oven			
3 bedrooms	Parks	Springfield Park- Springfield Rd, Box Hill North (600m)	
Central bathroom		Bushy Creek Reserve- Wimmera St, Box Hill North (750m)	
Separate toilet		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	Auction Saturday 17 June at 11.00am		
Contact Julian Badenach 0414 609 665 Jessica Hellmann 0411 034 939	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

Blackburn 100 South Parade 9894 1000





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

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2017: \$1,442,000

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

Comparable Properties

	38 Marshall Rd BOX HILL NORTH 3129 (REI) 3 1 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 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
Terrinyu Street	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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

propertydata

Generated: 22/05/2017 15:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

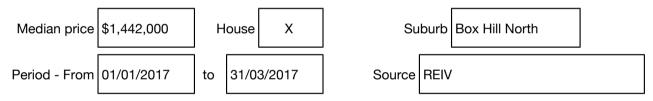
Address	46 Marshall Road, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000	
				-

Median sale price



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.

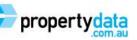
Address of comparable property	Price	Date of sale
38 Marshall Rd BOX HILL NORTH 3129	\$1,304,000	20/05/2017
32 Woodhouse Gr BOX HILL NORTH 3129	\$1,300,000	18/03/2017
59 Kerrimuir St BOX HILL NORTH 3129	\$1,190,000	01/04/2017

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

Generated: 22/05/2017 15:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





woodards

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.