woodards **w**



4 Quentin Street, Forest Hill

Additional Information

810sqm of land

Development Potential Spacious family/dining

Granite Kitchen with Stainless Steel Appliances

Open Fireplace

3 bedrooms with built in robes

Ducted Heating

Evaporative Cooling

Single car garage

Potential rental return

\$380 - \$420 per week approx.

Private Sale

Contact

Luke Banitsiotis – 0402 261 116 Charlotte Clement – 0425 117 637

Close proximity to

Schools Parkmore Primary School (Zoned) – 700m

Forest Hill College (Zoned) – 1.5km St Timothy's Primary School – 1.2km

Emmaus College – 1.okm

Shops Forest Hill Chase Shopping Centre – 1.3km

Brentford Square - 1.6km

Brand Smart Outlet Centre - 3.2km

Vermont South Shopping Centre – 2.7km

Parks Forest Hill Reserve – 650m

Aqualink Nunawading – 950m

Davy Lane Reserve – 850m

Transport Nunawading train station – 2.6km

Bus route 902 – Chelsea to Airport West

Bus route 736 - Mitcham - Blackburn via Vermont South,

Glen Waverley, Forest Hill

Bus route 765 - Mitcham - Box Hill via Brentford Square,

Forest Hill, Blackburn

Tram route 75 - Etihad Stadium Docklands - Vermont

South

Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.



Luke Banitsiotis 03 9894 1000 0402 261 116 lbanitsiotis@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | Section 47AF of the Estate Agents A | | | | | | | | | nts Act 1980 | |
|---|--------------------------------------|--|-----------|------------|----------|--------------------|--------|----------------|-------------|--------------|--|
| Property offer | ed for s | sale | | | | | | | | | |
| Address Including suburb and postcode | | 4 Quentin Street, Forest Hill Vic 3131 | | | | | | | | | |
| Indicative selling price | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | |
| Single price \$899,000 | | | | | | | | | | | |
| Median sale price | | | | | | | | | | | |
| Median price | \$865,000 House X Unit | | | | | Suburb Forest Hill | | | | | |
| Period - From | n 01/10/2018 to 31/12/2018 Source RE | | | | | | REIV | EIV | | | |
| 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | | | | | |
| Address of comparable property | | | | | | | Price | D | ate of sale | | |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| OR | | | | | | | | | | | |
| B* The esta | ate agen | t or agen | t's repre | esentative | reasonab | oly believe | s that | t fewer than t | hree c | comparable | |

properties were sold within two kilometres of the property for sale in the last six months.

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





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Luke Banitsiotis
03 9894 1000
0402 261 116
Ibanitsiotis@woodards.com.au

Indicative Selling Price \$899,000 Median House Price

December quarter 2018: \$865,000



Rooms: Property Type: House (Res)

Land Size: 810 sqm approx Agent Comments

Comparable Properties



153 Mount Pleasant Rd FOREST HILL 3131 (REI)

₽ 1

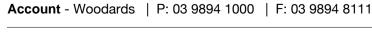
Price: \$900,000
Method: Auction Sale

Rooms: 4

Date: 02/02/2019

Property Type: House (Res) **Land Size:** 726 sqm approx

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.





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Agent Comments



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.