



woodards 

1B Gwenda Street, Box Hill South

Additional information

Majestically perched on the high side of the street
 Bathed in natural light
 Freshly painted throughout
 High ceilings
 Square set cornices and downlights throughout
 Dual living spaces – informal and formal
 Kitchen with built in pantry and breakfast bar
 French doors open onto the paved alfresco dining and entertaining
 Master downstairs with ensuite and WIR
 Two large bedrooms upstairs featuring beautiful dormer windows
 Full family bathroom upstairs with bath
 Separate powder downstairs
 Nobu heating
 Split system air conditioners in all rooms
 Huge double auto garage with enough space for a workshop or home office
 Plenty of storage throughout
 Land: 290sqm (approx.)
 Rates: \$1,912p.a.

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Bronwyn Lucas
0409 563 775



Nathan McNamara
0488 660 468

Close proximity to

Schools **Box Hill High School**- Whitehorse Rd - **zoned** (4km)
 Kingswood College, Station St, Box Hill (1.3km)
 Box Hill South Pre School (1.2km)
 Roberts McCubbin Primary School - zoned (2km)

Shops Burwood Brickworks Shopping Centre (3.3km)
 Wattle Park Green Grocer (300m)
 Box Hill Central- Whitehorse Rd, Box Hill (2.5km)
 Forest Hill Chase- Canterbury Rd, Blackburn (5.9km)
 Westfield Doncaster- Doncaster Road (5.6km)

Parks Wattle Park, Riversdale Road (1.7km)
 Gardiners Creek Reserve (1.4km)
 Blue Bell Park (1.1km)

Transport Box Hill Train Station (2.4km)
 Tram 70 Wattle Park to Waterfront City Docklands (800m)
 Bus 769 to Southland Shopping Centre (92m)
 Bus 281 to Deakin Uni (92m)

Rental Estimate

\$600 - \$650 per week based on current market conditions

Chattels

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

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

1b Gwenda Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,560,500

Property Type

House

Suburb

Box Hill South

Period - From

01/01/2021

to

31/12/2021

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	28b Birdwood St BOX HILL SOUTH 3128	\$1,325,000	27/11/2021
2	31 Byron St BOX HILL SOUTH 3128	\$1,203,500	13/10/2021
3	11 McGowans La BURWOOD 3125	\$1,201,000	12/02/2022

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:

08/03/2022 14:14



 3  2.5  2

Property Type: Townhouse (Single)

Land Size: 289.757 sqm approx

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

Year ending December 2021: \$1,560,500

Comparable Properties



28b Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  1

Superior

Price: \$1,325,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 376 sqm approx



31 Byron St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,203,500

Method: Sold Before Auction

Date: 13/10/2021

Property Type: Townhouse (Res)



11 McGowans La BURWOOD 3125 (REI)

Agent Comments

 4  3  2

Price: \$1,201,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 318 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.