



4 Norman Court, Ringwood

Additional Information

Land size: 737m² approx.

Neighbourhood residential Schedule 3

Yarra Valley Water Rates: \$120.96

Council Rate: \$1559.40

Brick home

Window awnings

3 Bedrooms

Tidy bathroom

New roof

Separate laundry

Single car Carport

Water tank

Electrical cooking

Close proximity to

Schools

Mullum Primary School (zoned) – 1.0km

Ringwood North Primary School – 1.5km

Norwood Secondary College (zoned) – 850m

Yarra Valley Grammar – 4.6km

Shops

Eastland Shopping Centre – 1.5km

Britannia Mall (Mitcham) – 4.4km

Forest Hill Chase Shopping Centre – 8.2km

Parks

Mullum Mullum Reserve – 550m

North Ringwood Reserve – 1.0km

Ringwood Lake – 2.2km

Transport

Ringwood Train Station – 2.3km

Bus route 271 – Box Hill to Mitcham - 350m

Bus route 364 – City to Ringwood North – 350m

Eastern Freeway Access – 2.3km

Potential rental return

\$420 - \$480 per week

Private Sale

Asking Price \$859,000

Contact

Rachel Waters 0413 465 746

Sam Ejtemai 0449 946 226

Council Capital Improved Value (CIV):

\$850,000

Terms

10% deposit, balance 60/90 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.



Rooms: 1

Property Type: House (Previously Occupied - Detached)

Land Size: 737 sqm

Agent Comments

Comparable Properties



15 Strathallyn Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 760 sqm



19 Tooronga Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 17/12/2016

Rooms: 5

Property Type: House

Land Size: 739 sqm



30 Hendra Gr RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$808,000

Method: Sold Before Auction

Date: 18/01/2017

Rooms: 4

Property Type: House (Res)

Land Size: 674 sqm

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

4 Norman Court, Ringwood Vic 3134

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

Range between \$810,000

&

\$890,000

Median sale price

Median price \$845,000

House

X

Suburb

Ringwood

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
15 Strathallyn Rd RINGWOOD 3134	\$900,000	29/04/2017
19 Tooronga Rd RINGWOOD EAST 3135	\$885,000	17/12/2016
30 Hendra Gr RINGWOOD 3134	\$808,000	18/01/2017

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 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.