



woodards 

4 Great Western Drive Vermont South

Additional information

Land-789sqm approx.

4 bedrooms

2 bathrooms

Master bedroom comes with walk-through dual BIRs and a modern ensuite

2 rear bedrooms with BIR

4th bedroom easily converted into a study/office

Stylish central bathroom

Expansive lounge and dining zone featuring a bar for entertaining

Spacious open plan family and meals zone

Well-appointed kitchen which has quality timber cabinetry and Miele/Westinghouse appliances

An elevated deck featuring valley views

North-west facing covered meals area with café blinds

Laundry

Ducted heating

Reverse cycle cooling

Secure alarm

Rainwater tanks

Double garage

Building & Pest Inspection Report available on request

Method

Auction Saturday 8 May at 1pm

Close proximity to

Schools Livingstone Primary School – zoned 1.6km

Vermont Primary School – 2.5km

Vermont Secondary College – zoned 1.3km

Highvale Secondary College - 3.1km

Shops Vermont South Shopping Centre -1.5km

The Glen Shopping Centre -5.1km

Forest Hill Chase Shopping Centre -4.5km

Westfield Knox City Shopping Centre -5.4km

Medical Vermont South Medical Centre, Atara Pharmacy, Specialists & Javascript Cafe
Knox Private Hospital

Parks Wynne Court Reserve - 650m

Terrara Park – only 300 metres via the Great Western Drive entrance

Bellbird Dell Reserve – only 400 metres via the George Rd entrance

Transport Tram 75 Vermont South to Etihad Stadium Docklands

Bus 736 Mitcham to Blackburn via Forest Hill

Bus 742 Eastland - Chadstone via Vermont South

Bus 732 Box Hill - Upper Ferntree Gully via Vermont South

Rental Estimate

\$480 - \$520 per week based on current market conditions

Chattels

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

Settlement

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

Agent's Estimate of Selling Price: \$1,195,000- \$1,295,000



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

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

4 Great Western Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,195,000

&

\$1,295,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Vermont South

Period - From 01/10/2020

to 31/12/2020

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	12 Gelea Cr VERMONT SOUTH 3133	\$1,225,000	11/10/2020
2	14 Tanunda St VERMONT SOUTH 3133	\$1,210,000	05/12/2020
3	3 Explorers Ct VERMONT SOUTH 3133	\$1,200,000	07/12/2020

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:

06/04/2021 13:17



 4  2  2

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000 - \$1,295,000
Median House Price
December quarter 2020: \$1,220,000

Comparable Properties



12 Gelea Cr VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,225,000
Method: Private Sale
Date: 11/10/2020
Property Type: House (Res)
Land Size: 826 sqm approx



14 Tanunda St VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,210,000
Method: Private Sale
Date: 05/12/2020
Property Type: House
Land Size: 840 sqm approx



3 Explorers Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 07/12/2020
Property Type: House
Land Size: 790 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 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.