



## 177 Mahoneys Road, Forest Hill

### Additional information

Land size: 585 sqm (approx.)  
 Original classic residence  
 Renovate or build a new home  
 Carport  
 Original wooden floors  
 Spacious lounge  
 Gas heater  
 Airy kitchen with casual meals area  
 Comfortable bedrooms including the large main bedroom  
 Dual access bathroom with private toilet  
 External toilet  
 Rear garden

### Potential rental return

\$400.00 - \$440.00 per week

### Auction

Saturday 18<sup>th</sup> November at 1pm

### Contact

Mark Johnstone – 0417 377 916  
 Luke Banitsiotis – 0402 261 116

### Close proximity to

Schools	Burwood Heights Primary School – Zoned – 500m Forest Hill College – Zoned – 650m Forest Hill Primary School – 900m Emmaus College – 1.2km Deakin University – 6.2km
Shops	Forest Hill Chase – 850m Brentford Square Shopping Centre – 2.6km Burwood One – 2.7km Blackburn South Shopping Centre – 2.7km
Parks	Mahoneys Reserve – 66m Blackburn Lake – 2.1km Nunawading Aqualink – 1.6km Wurundjeri Wetlands – 3km
Transport	Blackburn Train Station – 3.5km <b>Bus 736</b> – Mitcham to Blackburn Sth via Forest Hill SC. <b>Bus 765</b> – Mitcham to Box Hill Central via Forest Hill SC <b>Bus 735</b> – Nunawading Station to Box Hill <b>Tram 75</b> – Vermont Sth to City (from Burwood Hwy)

### Terms

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

### Chattels

All fixed floor coverings and electric light fittings & window furnishings as inspected

## 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

177 Mahoneys Road, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

#### Median sale price

Median price \$1,092,500

House

X

Unit

Suburb Forest Hill

Period - From 01/04/2017

to

30/06/2017

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	68 Vanbrook St FOREST HILL 3131	\$1,000,000	06/09/2017
2	44 Lee Ann St FOREST HILL 3131	\$980,000	20/08/2017
3	18 Sherman St FOREST HILL 3131	\$976,000	19/08/2017

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.~~



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**68 Vanbrook St FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 06/09/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**44 Lee Ann St FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$980,000

**Method:** Private Sale

**Date:** 20/08/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 606 sqm approx



**18 Sherman St FOREST HILL 3131 (REI)**

**Agent Comments**



**Price:** \$976,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 592 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](mailto: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.