woodards



2/887 Station Street, Box Hill North

Additional Information

Large two bedroom unit
Formal lounge
Separate dining area
Large Kitchen
Ducted Heating
A/C
BIRs in Bedroom
Separate toilet
Double remote garage

Potential rental return \$400.00-\$450.00 per week

Auction Saturday 15th December at 11am

Contact Demi Liu 0434 192 556 Julian Badenach 0414609665

Close proximity to

Schools	Box Hill North Primary School – Zoned – 1.okm	
	Koonung Secondary College — Zoned — 1.3km	
	Box Hill Institute – 1.9km	
	Birralee Primary School – 3.1km	
Shops	Westfield Doncaster – 2.3km	
	Box Hill Central – 1.9km	
	North Blackburn Shopping Centre – 2.5km	
Parks	Bushy Creek Parklands – 450m	
	Springfield Park– 800m	
	Hagenauer Reserve– 1.2km	
	Frank Sedgman Reserve — 1.3km	
Transport	Eastern Freeway – 1.1km	
	Box Hill Central – 1.9km	
	Laburnum Station – 2.9km	
	Bus 903 – Wimmera St – Alton to Mordialloc	
	Bus 612 - Box Hill - Chadstone via Surrey Hills,	
	Camberwell, Glen Iris	

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.

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

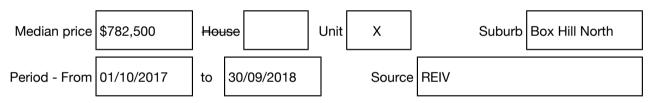
s 2/887 Station Street, Box Hill North Vic 3129 d e

Indicative selling price

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

Range between	\$625,000	&	\$675,000	
				i

Median sale price



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	6/123 Nelson Rd BOX HILL NORTH 3129	\$700,000	18/08/2018
2	1/18 Thames St BOX HILL NORTH 3129	\$690,000	08/09/2018
3	3/808 Elgar Rd DONCASTER 3108	\$610,000	17/09/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Flat Land Size: 191.085 sqm approx Agent Comments Indicative Selling Price \$625,000 - \$675,000 Median Unit Price Year ending September 2018: \$782,500

Comparable Properties

	6/123 Nelson Rd BOX HILL NORTH 3129 (REI/VG) 2 1 2 2 Price: \$700,000 Method: Auction Sale Date: 18/08/2018 Rooms: 4 Property Type: Unit Land Size: 188 sqm approx	Agent Comments
Hun Ker	1/18 Thames St BOX HILL NORTH 3129 (REI/VG) Image: 2 Image: 1 Image: 2 Image: 2 Image: 2 Image: 2	Agent Comments
	3/808 Elgar Rd DONCASTER 3108 (REI) 2 1 2 2 Price: \$610,000 Method: Sold Before Auction Date: 17/09/2018 Rooms: 4 Property Type: Unit	Agent Comments

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propertydata

Generated: 09/11/2018 12:04

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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.