



**woodards** 

## 2 Winswood Close, Vermont South

### Additional information

796m2 (approx) corner allotment  
Brick veneer  
Large kitchen overlooking decking and lounge  
Double sink  
Smeg dishwasher  
Bosch kitchen appliances  
4 burner cooktop  
Ducted heating  
V Large undercover outdoor entertainment area  
Spacious private backyard  
Hitachi Air con  
Master with BIRs, air con and Ensuite  
Second storey balcony

### Internal / external size

Land size: 796 sqm approx.

Agent's Estimate of Selling Price \$1,300,000 - \$1,400,000

### Close proximity to

#### Schools

Vermont Secondary College – Zoned (700m)  
Livingstone Primary School (2.5km)  
Vermont South special school (2.4km)  
Emmaus College (3.4km)

#### Shops

Brentford Square Shops (2.9km)  
Vermont South shopping centre (2.5km)  
Forest Hill Chase (4.8km)  
Bunnings – Vermont South (2.1km)

#### Parks

Canowindra Close Reserve (500m)  
Morack Road playground (700m)

#### Transport

Mitcham train station (3.8km)  
Bus 765 Mitcham to Box Hill via Blackburn  
Bus 736 Mitcham to Blackburn via Vermont South

### Rental Estimate

\$650-\$680 per week based on current market conditions

### Chattels

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

### Settlement

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

### Method

Auction Saturday 26<sup>th</sup> March at 11am



**Rachel Waters**  
0413 465 746



**Alexander Bear**  
0466 968 622

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 WINSWOOD CLOSE, VERMONT SOUTH,**  4  2  2

### Indicative Selling Price

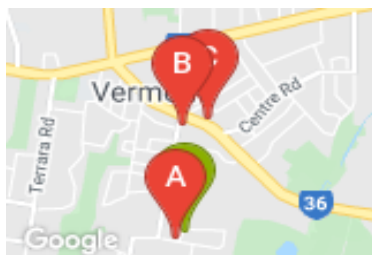
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$1,300,000 to \$1,400,000**

Provided by: Ian Williams, Ian Reid Buyer & Vendor Advocates

## MEDIAN SALE PRICE



**VERMONT SOUTH, VIC, 3133**

Suburb Median Sale Price (House)

**\$1,420,000**

01 January 2021 to 31 December 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



**1 WINSWOOD CL, VERMONT SOUTH, VIC 3133**  6  2  2

Sale Price

**\*\$1,420,000**

Sale Date: 25/12/2021

Distance from Property: 61m



**1 MORACK RD, VERMONT, VIC 3133**

 4  2  4

Sale Price

**\*\$1,401,000**

Sale Date: 17/12/2021

Distance from Property: 776m



**53 BORONIA RD, VERMONT, VIC 3133**

 4  1  2

Sale Price

**\$1,350,000**

Sale Date: 22/11/2021

Distance from Property: 838m



This report has been compiled on 31/01/2022 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2 WINSWOOD CLOSE, VERMONT SOUTH, VIC 3133

### Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

### Median sale price

Median price

\$1,420,000

Property type

House

Suburb

VERMONT SOUTH

Period

01 January 2021 to 31 December 2021

Source

pricefinder

### Comparable property sales

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 WINSWOOD CL, VERMONT SOUTH, VIC 3133	*\$1,420,000	25/12/2021
1 MORACK RD, VERMONT, VIC 3133	*\$1,401,000	17/12/2021
53 BORONIA RD, VERMONT, VIC 3133	\$1,350,000	22/11/2021

This Statement of Information was prepared on:

31/01/2022

## **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.