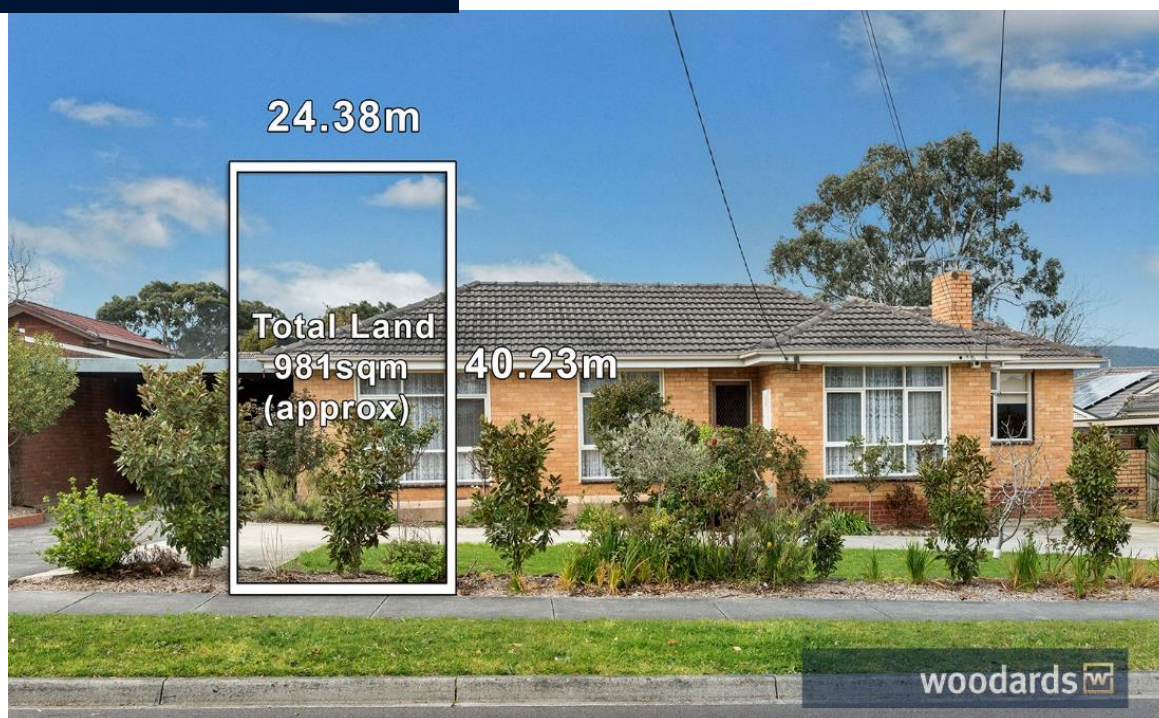




9 Ozone Road Bayswater

Additional information

Land size: 981sqm
 Council endorsed plans
 Town planning
 Landscaping plan
 Drainage plan
 General Residential zoning
 3 Bedroom residence
 Abundance of natural light
 Gas fireplace
 Gas cook top
 Decorative cornices
 Landscaped backyard
 Outdoor workshop
 Outdoor shed

Potential rental return

\$400-440 per week (Approx.)

Auction

Saturday October 21st at 2pm

Contact

Rachel Waters – 0413 465 746
 Sam Ejtemai – 0449 946 226

Close proximity to

Schools	Bayswater Primary School (Zoned) – 1km Bayswater South Primary School – 950m Our Lady of Lourdes Primary School – 400m Bayswater Secondary College (Zoned) – 1.4km
Shops	Mountain High Shopping Centre – 1.2km Boronia Mall – 3.7km Westfield Knox – 4.5km Eastland Shopping Centre – 7.8km
Parks	Guy Turner Reserve – 1.2km Marie Wallace Bayswater Park – 1.8km Boronia Park – 3.9km
Transport	Bayswater Station – 1.8km Bus 745 – Knox City to Bayswater – Sinclair Rd – 900m Bus 753 – Glen Waverley to Knoxfield - Sinclair Rd – 900m Bus 737 – Croydon to Monash Uni – Marie Wallace Way – 400m

Council Capital Improved Value

\$TBA

Terms

10% deposit, balance 60/90 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

9 Ozone Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$800,500

House

X

Unit

Suburb Bayswater

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	22 John St BAYSWATER 3153	\$1,000,000	10/04/2017
2	32 Kumala Rd BAYSWATER 3153	\$930,000	03/06/2017
3	9 Lance Rd BAYSWATER 3153	\$860,000	20/04/2017

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.~~



 3  1  8

Rooms:

Property Type: House (Res)

Land Size: 994 sqm approx

Agent Comments

Comparable Properties



22 John St BAYSWATER 3153 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,000,000

Method: Private Sale

Date: 10/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 1000 sqm approx



32 Kumala Rd BAYSWATER 3153 (REI)

Agent Comments

 5  2  2

Price: \$930,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 10

Property Type: House (Res)

Land Size: 992 sqm approx



9 Lance Rd BAYSWATER 3153 (VG)

Agent Comments

 3  -  -

Price: \$860,000

Method: Sale

Date: 20/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 971 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.

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.