



7 Kanooka Avenue, Templestowe Lower

Additional Information

Bosch oven and Dishwasher
 Ducted Heating
 Split System
 Stone Benchtops
 Electric Cooking
 Double Carport
 Lounge and Family room
 Courtyard
 Outdoor undercover area

Potential rental return
 \$550 per week approx.

Auction
 Saturday the 3rd of March at 2:00pm

Contact
 Luke Banitsiotis – 0402 261 116
 Charlotte Clement – 0425 117 637

Close proximity to

Schools Templestowe College – Zoned – 1.1km
 Templestowe Heights Primary – Zoned – 500m
 Marcellin College – 4.0km
 Templestowe Valley Primary – 2.4km
 Bulleen Heights – 2.8km

Shops Macedon Plaza – 900m
 Westfield Doncaster – 2.4km
 Templestowe Village – 2.5km
 Bulleen Plaza – 2.5km

Parks Finns Reserve – 2.0km
 Wombat Bend – 2.2km
 Ruffey Lake Park – 2.6km
 Birrarrung Park – 3.9km

Transport Box Hill Station – 6.4m
 Bus Route 309 – Collins/Queen street Melbourne –
 Mitcham/Springvale road Mitcham / 253 High Street
 Templestowe Lower – 200m
 Bus Route 281 – Deakin University – Templestowe Village
 / 253 High Street Templestowe Lower – 200m

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, 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

7 Kanooka Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/10/2017

to

31/12/2017

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		
2		
3		

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.

7 Kanooka Avenue, Templestowe Lower Vic 3107

woodards 

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

Indicative Selling Price

\$1,200,000

Median House Price

December quarter 2017: \$1,300,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

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.

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.