



**woodards** 

## 1/9 Albion Road Box Hill

### Additional information

Owner Corporation: \$1500 per year  
Council rates: \$583.35 per year  
Located in the exclusive Box Hill High School zone  
1 bedroom residence  
Located on the ground floor  
Recently upgraded kitchen with fantastic bench space and area for casual meals  
Well-appointed bathroom with laundry facilities and a separate toilet  
Relaxed lounge with gas heating  
Private bedroom with BIR storage  
Under cover car space  
Currently tenanted

### Method

Private Sale

### Rental Estimate

\$310-\$320 per week

### Settlement

10% deposit, balance 30/60/90 days or other such terms the vendor has agreed to in writing

### Asking Price

\$295,000

### Close proximity to ...

#### Schools

Box Hill High School – zoned -1.8km  
Kingswood College – 1.0km  
Our lady of Sion College – 1.2km  
Blackburn High School – 3.9km  
Roberts McCubbin Primary School – zoned – 1.6km  
St Francis Xavier Primary School – 1.3km  
Laburnum Primary School -1.4km

#### Shops

Box Hill Central – 600m  
ALDI Box Hill South – 750m  
Westfield Doncaster – 4.8km  
Forest Hill Shopping Centre – 4.2km

#### Parks

Surrey Park – 600m  
Combarton Park – 550m  
Victoria Rose Reserve - 750m

#### Transport

Box Hill Train Station – 600m  
Bus 732 Box Hill - Upper Ferntree Gully  
Bus 735 Box Hill to Nunawading  
Bus 903 Altona - Mordialloc (SMARTBUS Service)



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

# 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

1/9 Albion Road, Box Hill Vic 3128

### Indicative selling price

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

Single price

\$295,000

### Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2019

to

31/03/2020

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	409/2 Elland Av BOX HILL 3128	\$320,000	01/12/2019
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.~~

This Statement of Information was prepared on:

27/05/2020 13:58



 1  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$295,000

**Median Unit Price**

Year ending March 2020: \$555,000

## Comparable Properties

**409/2 Elland Av BOX HILL 3128 (VG)**

Agent Comments

 1  -  -

**Price:** \$320,000

**Method:** Sale

**Date:** 01/12/2019

**Property Type:** Strata Unit/Flat

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 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 [jpiccicolo@woodards.com.au](mailto:jpiccicolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.