



## 14 Ferris Avenue, Box Hill North

### Additional Information

Land size: 364sqm (Approx.)  
 Spit sytem air conditioning  
 Polished timber floors  
 Ceiling fans  
 Gas heating  
 Stone kitchen  
 600mm gas cooktop  
 600mm electric oven  
 Beaumatic dishwasher  
 European laundry  
 Front deck  
 BIR's to bedrooms  
 WIR to main bed

**Potential rental return**  
 \$470 - \$500 per week approx.

**Auction**  
 Saturday 3<sup>rd</sup> of March at 1pm

**Contact**  
 Rachel Waters – 0412 465 746  
 Charlotte Clements – 0425 117 637

### Close proximity to

**Schools** Koonung High School – Zoned – 600m  
 Box Hill North Primary School – Zoned – 600m  
 Box Hill Senior Secondary College – 1.6km  
 Kerrimiur Primary School – 1.7km

**Shops** Box Hill Centro – 2.3km  
 Westfield Doncaster – 2.6km  
 Belmore Road Shopping – 2.5km

**Parks** Bushy Park Creeklands – 600m  
 Hagenauer Reserve – 1km  
 Elgar Park – 1km  
 Box Hill Gardens – 1.5km

**Transport** Box Hill Train Station – 2.4km  
 Eastern Freeway access –  
 Bus 281 – Templestowe to Deakin Uni – Cairo Rd – 500m  
 Bus 293 – Box Hill to Greensborough via Doncaster SC –  
 Cairo Rd – 500m  
 Bus 302 – City to Box Hill via Belmore Rd & Eastern  
 Freeway – Cairo Rd – 500m

**Terms**  
 10% deposit, balance 30/45 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 14 Ferris Avenue, Box Hill North Vic 3129

#### Indicative selling price

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

Range between \$820,000 & \$902,000

#### Median sale price

Median price \$1,288,000 House X Unit Suburb Box Hill North

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	3/83 Severn St BOX HILL NORTH 3129	\$920,000	25/11/2017
2	2a Kerr St BLACKBURN 3130	\$881,000	19/08/2017
3	29 Eram Rd BOX HILL NORTH 3129	\$865,500	23/10/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 585 sqm approx

Agent Comments

## Comparable Properties



**3/83 Severn St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx



**2a Kerr St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$881,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx



**29 Eram Rd BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$865,500

**Method:** Private Sale

**Date:** 23/10/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 417 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 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](mailto: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](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 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.