woodards w



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 3rd 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.



Rachel Waters 9894 1000 0413 465 746 rwaters@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/10/2017

Troporty choica for calc							
Add	dress 14 Ferris Ave	14 Ferris Avenue, Box Hill North Vic 3129					
Including suburb							
post	code						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$820,000	&	\$902,000				
Median sale price							
Median price \$	1,288,000 Hous	se X	Unit	Suburb Box Hill North			

Source REIV

Comparable property sales (*Delete A or B below as applicable)

31/12/2017

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.

Ad	dress 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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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Rachel Waters 9894 1000 0413 465 746 rwaters@woodards.com.au

Indicative Selling Price \$820,000 - \$902,000 **Median House Price** December quarter 2017: \$1,288,000





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)





Price: \$920.000 Method: Auction Sale Date: 25/11/2017 Rooms: 4

Property Type: Townhouse (Res) Land Size: 195 sgm approx

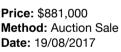
2a Kerr St BLACKBURN 3130 (REI/VG)

-3









Rooms: -

Property Type: Townhouse (Res) Land Size: 300 sqm approx

Agent Comments

Agent Comments



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

-- 3





Price: \$865,500

Method: Private Sale Date: 23/10/2017

Rooms: 4

Property Type: House Land Size: 417 sqm approx Agent Comments

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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.