



woodards 

29 Mullens Road, Vermont South

Additional information

Council Rates: \$1,612pa
 Water Rates: \$175ppq plus usage
 Neighbourhood Residential Zone- Schedule 5
 Security alarm
 Gas ducted heating
 Air-conditioner units
 Kitchen with Neff gas cooktop & Neff electric oven
 BOSCH dishwasher
 Hardwood timber floors under carpet
 Formal lounge room & dining room
 Master bedroom with double BIR & ensuite
 Linen cupboards
 Sunroom
 Garden shed
 Single remote garage with rear access to carport

Internal / external size

Land size: 657sqm approx.

Agent's Estimate of Selling Price \$900,000 - \$990,000

Median House Price \$1,104,000 (REIV March 2019)

Close proximity to

Schools

Livingstone Primary School- Livingstone Rd, Vermont South (700m)
 Burwood Heights Primary School- Mahoneys Rd, Burwood East (1.3km)
 Emmaus College- Hawthorn Rd, Vermont South (800m)
 Forest Hill College- Mahoneys Rd, Burwood East (1.3km)

Shops

Vermont South Shopping Centre- Burwood Hwy, Vermont South (1.2km)
 The Glen- Springvale Rd, Glen Waverley (3.5km)
 Forest Hill Chase- Canterbury Rd, Blackburn (2.4km)
 Westfield Knox- Burwood Hwy, Wantirna (6.8km)

Parks

Charlesworth Park- Mullens Rd, Vermont South (550m)
 Hanover Reserve- Hanover Rd, Vermont South (1.3km)
 East Burwood Reserve- Burwood Hwy, Burwood East (1.8km)

Transport

Tram 75- Vermont South to Docklands
 Bus 902 SMARTBUS Chelsea to Airport West
 Bus 732 Box Hill to Upper Ferntree Gully via Knox

Rental Estimate

\$520 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 17th August at 11am



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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 29 Mullens Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,104,000 House Unit Suburb Vermont South

Period - From 01/01/2019 to 31/03/2019 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	11 Narracan St VERMONT SOUTH 3133	\$1,025,000	28/05/2019
2	12 Warrington Av VERMONT SOUTH 3133	\$980,000	05/07/2019
3	54 Mullens Rd VERMONT SOUTH 3133	\$938,000	12/04/2019

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.



 4  2  2

Rooms: 7
Property Type: House
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 March quarter 2019: \$1,104,000

Comparable Properties



11 Narracan St VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,025,000
Method: Private Sale
Date: 28/05/2019
Rooms: -
Property Type: House
Land Size: 730 sqm approx



12 Warrington Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  5

Price: \$980,000
Method: Private Sale
Date: 05/07/2019
Rooms: -
Property Type: House
Land Size: 654 sqm approx



54 Mullens Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  3

Price: \$938,000
Method: Private Sale
Date: 12/04/2019
Rooms: -
Property Type: House
Land Size: 660 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.