



**woodards** 

## 32 Panorama Avenue, Ringwood North

### Additional information

Magnificent Merchant Builder home  
Daniel Roberts bricks  
Land size: 815sqm (approx.)  
Mid-century features throughout – exposed beams in  
Living room, mosaic tiles to both bathrooms  
North facing, separate living spaces  
3.2kw solar panels – incredibly low power bills  
Gas ducted heating through the floor  
Open fire place in living area  
Coonara in meals area  
North facing, decked, under cover alfresco with BBQ area  
Tiered gardens with vegetable patch  
Wonderful storage throughout  
Garden shed  
Western Red Cedar windows  
Under-house cellar  
Huge oversized garage with additional workshop space  
Additional carport

### Settlement

90/120 days or any other such terms that have been  
agreed to in writing by the vendor prior to sale

### Close proximity to

#### Schools

Ringwood Heights Primary School – zoned 750m  
Norwood Secondary College – zoned 2.1km  
Mullum Primary School 2.1km  
Yarra Valley Grammar 3.9km

#### Shops

Eastland Shopping Centre 1.3km  
Ringwood North Shopping Centre 1.9km  
Ringwood Square Shopping Centre 2.5km  
Costco 1.8km

#### Parks

Panorama Ave Playground 75m  
Evelyn Reserve 400m  
BJ Hubbard Reserve (dog off leash area) 750m  
Norwood Park 1.3km

#### Transport

Ringwood Train Station 2km  
Bus 271 Box Hill – Ringwood via Park Orchards  
Bus 364 Ringwood Station via Croydon, Warrandyte & Eastland  
Bus 370 Mitcham – Ringwood via Ringwood North

### Rental Estimate

\$490-\$530 per week based on current market conditions

### Chattels

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



**Mark Johnstone**  
0417 377 916



**Bronwyn Lucas**  
04009 563 775

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

32 Panorama Avenue, Ringwood North Vic 3134

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Ringwood North

Period - From

30/12/2020

to

29/12/2021

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	29 Panorama Av RINGWOOD NORTH 3134	\$1,250,000	20/10/2021
2	12 Glenvale Rd RINGWOOD NORTH 3134	\$1,153,000	30/11/2021
3	84 Quarry Rd MITCHAM 3132	\$1,070,000	03/10/2021

**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:

30/12/2021 13:32



Mark Johnstone

9894 1000

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mjohnstone@woodards.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

30/12/2020 - 29/12/2021: \$1,200,000



 3  - 

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

**Land Size:** 814 sqm approx

**Agent Comments**

## Comparable Properties



**29 Panorama Av RINGWOOD NORTH 3134 (REI/VG)**

 4  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 20/10/2021

**Property Type:** House

**Land Size:** 541 sqm approx

**Agent Comments**

superior



**12 Glenvale Rd RINGWOOD NORTH 3134 (REI)**

 4  2  2

**Price:** \$1,153,000

**Method:** Private Sale

**Date:** 30/11/2021

**Property Type:** House

**Land Size:** 840 sqm approx

**Agent Comments**

comparable



**84 Quarry Rd MITCHAM 3132 (REI)**

 3  1  1

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 03/10/2021

**Property Type:** House (Res)

**Land Size:** 755 sqm approx

**Agent Comments**

comparable

## 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](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.