



**woodards**

## 4 Marama Street, Box Hill North

### Additional information

Council Rates: \$1,937.90 incl FSL (refer to S32)  
 Neighbourhood Residential Zone- Schedule 3  
 Significant Landscape Overlay- Schedule 9  
 Polished floorboards  
 Kitchen -granite benchtop  
 Integrated Blanco dishwasher and gas stove  
 Formal lounge with gas fireplace  
 Large living/meals area  
 Flexible dining/study space to deck  
 Enormous master with WIR  
 Ensuite with spa bath (not connected) and large shower  
 Separate toilet  
 Tandem garage  
 Restumped and rewired 2005  
 New carpet  
 3.2KW solar power  
 Split systems x 2  
 Native garden

### Land Size

615m2 (approx.)

### Rental Estimate

\$580-\$630 per week based on current market conditions

### Close proximity to

#### Schools

Kerrimuir Primary School (zoned 200m)  
 Box Hill North Primary School, Elizabeth St (1.4km)  
 Blackburn High School, Springfield Rd, Blackburn (1.9km)

#### Shops

Blackburn Square, Springfield Rd, Blackburn (2.3km)  
 Box Hill Central, Whitehorse Rd, Box Hill (2.5km)  
 Westfield Doncaster, Doncaster Rd, Doncaster (2.6km)  
 Jackson Court, Doncaster Rd, Doncaster East (3.4km)

#### Parks

Springfield Park, Box Hill North (600m)  
 Koonung Reserve, Springfield Rd, Blackburn (2km)  
 Koonung Creek Linear Park (1.4km)

#### Transport

Box Hill Train Station (2.5km)  
 Laburnum Train Station (2.5km)  
 Bus 302 City - Box Hill Station  
 Bus 281 Templestowe - Deakin University  
 Bus 293 Box Hill - Greensborough via Doncaster SC

### Terms

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

### Chattels

All fixed floor coverings and fixed light fittings as inspected



**Cameron Way**  
 0418 352 380



**Jackie Mooney**  
 0401 137 901

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# 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

4 Marama Street, 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,345,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2022

to 31/03/2022

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	15 Marama St BOX HILL NORTH 3129	\$1,403,000	02/04/2022
2	26 Eram Rd BOX HILL NORTH 3129	\$1,250,000	02/05/2022
3	36 Karen St BOX HILL NORTH 3129	\$1,240,000	20/03/2022

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:

23/05/2022 15:00





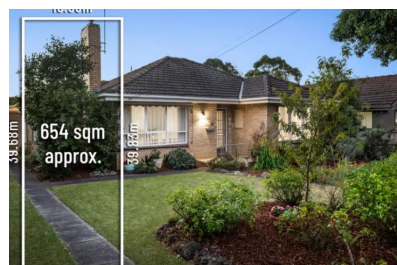
 3  2  2

**Property Type:** House

**Land Size:** 615 sqm approx

**Agent Comments**

## Comparable Properties



**15 Marama St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,403,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**26 Eram Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 4  2  2

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

**Method:** Sold Before Auction

**Date:** 02/05/2022

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**36 Karen St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 20/03/2022

**Property Type:** House (Res)

**Land Size:** 676 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.