



woodards 

2/24 Oliver Street, Ringwood

Additional information

Council Rates: \$1,405 (approx.)
 Water Rates: \$TBA
 No Owners' Corporation
 Large single level free-standing unit (2 on block)
 3 bedrooms all with built-in robes
 High ceilings
 Bay windows
 Ducted heating (new unit 2018)
 Fireplace
 Reverse cycle refrigerated cooling (in family room)
 Single remote control garage (rear door access)
 Wrap around low maintenance garden

Land size

366sqm (approx.)

Rental Estimate

\$475 per week based on current market conditions

Chattels

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

Settlement

To be advised

Method

Deadline Private Sale Tuesday 16th July at 5pm
 (unless sold prior)

Agent's Estimate of Selling Price \$600,000 - \$660,000
 Median House Price \$613,500 (REIV March 2019)

Close proximity to

Schools	Norwood Pre-School – Notlon St, Ringwood (1.4km) Mullum Primary School – Panfield Ave, Ringwood (1.6km) Norwood Secondary College – Byron St, Ringwood (1.3km) Yarra Valley Grammar – Kalinda Rd, Ringwood (4.0km)
Shops	Eastland Shopping Centre – Maroondah Hwy, Ringwood (950m) Aldi Ringwood - Maroondah Hwy, Ringwood (2.0km) Burntbridge Shopping Centre - Ringwood East (2.5km) Westfield Doncaster - Doncaster Road, Doncaster (12.0km)
Parks	Mullum Mullum Creek Trail - access via end of street (50m) Mullum Mullum Reserve - Ringwood (950m) Ringwood Lake – Maroondah Hwy, Ringwood (700m) East Ringwood Reserve – Mt Dandenong Rd, Ringwood (1.9km)
Transport	Ringwood train station (1.4km) Bus 670 Ringwood – Lilydale via Croydon and Chirnside Park Bus 963 Night bus – Ringwood – Mooroolbark - Lilydale Bus 380 Ringwood – Croydon Loop



Julian Badenach
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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

2/24 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$613,500 House Unit X Suburb Ringwood

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	1/33 Loughnan Rd RINGWOOD 3134	\$660,000	10/05/2019
2	4/135a Warrandyte Rd RINGWOOD NORTH 3134	\$651,000	05/04/2019
3	3/377 Maroondah Hwy RINGWOOD 3134	\$650,000	17/01/2019

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.



 3  2  1

Rooms:

Property Type: Unit

Land Size: 366 sqm approx

Agent Comments

Comparable Properties



1/33 Loughnan Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  1

Price: \$660,000

Method: Private Sale

Date: 10/05/2019

Rooms: -

Property Type: Unit



4/135a Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  2  2

Price: \$651,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: 6

Property Type: Unit



3/377 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$650,000

Method: Private Sale

Date: 17/01/2019

Rooms: 5

Property Type: Unit

Land Size: 266 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 jpiccicolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.