



**woodards** 

## 5/4 Amaroo Ct Box Hill North

### Additional information

Whitehorse city council rates: \$1,715.45 per annum  
 Owner Corporation Fee: \$2,800 per annum  
 Water rates: \$157.13 per quarter + usage  
 Large kitchen  
 Large Laundry  
 900mm gas cooking  
 600mm oven  
 Evaporative cooling  
 Ducted heating  
 Reverse cycle cooling  
 Master bedroom with BIRs  
 Alarm system  
 Under stairs storage  
 Landscaped gardens  
 Open and covered decks for entertaining

### Chattels

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

### Rental estimate

\$490 - \$530 per week (approx.)

### Close proximity to

#### Schools

Box Hill North Primary School – Zoned (1.1km)  
 Kerrimuir Primary School (1.1km)  
 Koonung Secondary College – zoned (1.9km)  
 Blackburn High School (3.0km)

#### Shops

Westfield Doncaster (1.8km)  
 Box Hill Central (2.8km)  
 Blackburn Square Shopping Mall (3.4km)

#### Parks

Frank Sedgman Reserve (650m)  
 Tram Road Reserve (850m)  
 Koonung Creek Linear Park (1.0km)

#### Transport

Box Hill train station (2.8km)  
 Bus 207 City - Doncaster Shopping Centre via Kew Junction  
 Bus 903 Altona - Mordialloc (SMARTBUS Service)

### Settlement

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

### Method

Private Sale



**Rachel Waters**  
 0413 465 746



**Mark Johnstone**  
 0417 377 916

# 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

5/4 Amaroo Court, 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 \$800,000 & \$880,000

### Median sale price

Median price \$935,000 Property Type Unit 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	3/1 Fortune St BOX HILL NORTH 3129	\$997,000	11/06/2022
2	1/32 karen St BOX HILL NORTH 3129	\$882,000	16/06/2022
3	1a Richard St BOX HILL NORTH 3129	\$865,000	26/03/2022

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:

11/07/2022 16:25



 3  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

March quarter 2022: \$935,000

## Comparable Properties



**3/1 Fortune St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$997,000

**Method:** Auction Sale

**Date:** 11/06/2022

**Property Type:** Unit



**1/32 karen St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$882,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** Unit

**Land Size:** 301 sqm approx



**1a Richard St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 233 sqm approx

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



## 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](mailto: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.