

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.)



Rachel Waters 0413 465 746



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)

Westfield Doncaster (1.8km) **Shops**

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)

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

Method

Private Sale

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

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 5/4 Amaroo Court, Box Hill North Vic 3129 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$800,000 & \$880,00 | nge between \$8 | 300,000 | & | \$880,000 |
|------------------------------------|-----------------|---------|---|-----------|
|------------------------------------|-----------------|---------|---|-----------|

Median sale price

| Median price | \$935,000 | Pro | perty Type Uni | t | | Suburb | Box Hill North |
|---------------|------------|-----|----------------|----|-------|--------|----------------|
| Period - From | 01/01/2022 | to | 31/03/2022 | So | ource | 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

| | areas or comparable property | 1 1100 | 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 |
|--|------------------|



Date of sale









Property Type: Townhouse (Res) **Land Size:** 200 sgm 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)

= 3



€ 2

Price: \$997,000 Method: Auction Sale Date: 11/06/2022 Property Type: Unit



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

-3





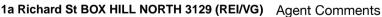
Price: \$882,000 Method: Private Sale

Property Type: Unit Land Size: 301 sqm approx

Date: 16/06/2022

Agent Comments

Agent Comments





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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**. 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.