



woodards 

4/128 Thames Street Box Hill

Additional information

Owners corp: \$880pa
Council rates: \$1261.95pa
Large master bedroom with WIR & direct bathroom access
Sizable 2nd bedroom with BIR
Oversized front lounge & spacious dining zone
Well-appointed kitchen includes a stainless steel SMEG oven and cooktop plus a quality Asko dishwasher
Double garage
Tranquil rear courtyard and garden for entertaining
Ducted heating & reserve cycle cooling
9 foot ceilings
Solar electricity
Freshly painted
Brand new carpet in the bedrooms & flooring in lounge
Secure alarm
Separate toilet

Auction

Saturday 21st March at 2pm

Rental Estimate

\$450 per week (approx.)

Settlement

10% deposit, balance 60/90 days or other such terms the vendor has agreed to in writing prior to auction

Agent's Estimate of Selling Price \$680,000 - \$740,000

Close proximity to ...

Schools

Mont Albert Primary School (zoned – 2.0km)
Box Hill North Primary School - (2.1km)
Koonung Secondary College (zoned – 1.3km)
Box Hill High School (2.4km)

Shops

Box Hill Central Shopping Centre (750m)
Woolworth Blackburn North (3.4km)
Westfield Doncaster (3.9km)
Forest Hill Shopping Centre (6.8km)

Parks

Box Hill Garden (210m)
Hagenauer Reserve (550m)
Box Hill Crescent Reserve (800m)

Transport

Box Hill Train Station (750m)
Tram 109 – Box Hill – Port Melbourne
Bus Route 612 Box hill to Chadstone
Bus Route 281 Templestowe to Deakin via Box Hill

Chattels

All fixed floor coverings, window furnishings and light fittings.



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

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

4/128 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$960,250

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2019

to 31/12/2019

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	2/30 Simpsons Rd BOX HILL 3128	\$730,000	07/12/2019
2	2/60 Zetland Rd MONT ALBERT 3127	\$710,000	09/11/2019
3	5/21 Watts St BOX HILL 3128	\$695,000	14/12/2019

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.~~

This Statement of Information was prepared on:

14/02/2020 10:37

 2  1  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2019: \$960,250

Comparable Properties



2/30 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$730,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Unit



2/60 Zetland Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$710,000

Method: Auction Sale

Date: 09/11/2019

Rooms: 4

Property Type: Unit



5/21 Watts St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 4

Property Type: Unit

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 jpiccio@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.