



6/7-9 Mt Pleasant Road, Nunawading

Additional Information

2 Bedrooms
 Spacious
 Low Maintenance
 Polished Wood Floors
 Renovated Kitchen
 Stainless Steel Appliances
 Integrated Dishwasher
 Rear Courtyard
 Large Bedrooms
 Built in Robes
 Modern Bathroom
 Ducted Heating
 Reverse Cycle Cooling
 Freshly Painted

Potential rental return
 \$400 - \$425 per week approx.

Auction
 Saturday 14th October at 1pm

Contact
 Mark Johnstone – 0417 377 916
 Russell Wheeler – 0499 774 983

Close proximity to

Schools Mt Pleasant Road Primary School (zoned) – 1.0km
 Mullauna Secondary College (zoned) – 2.5km
 Whitehorse Primary School – 2.6km
 Nunawading Christian College – 1.6km
 Forest Hill High School – 4.3km

Shops Home HQ Nunawading – 850m
 Brand Smart Factory Outlets, Nunawading – 1km
 Forest Hill Chase Shopping Centre – 2.6km
 Blackburn North Shopping Centre – 3.6km

Parks Tunstall Park – 1.9km
 Walker Park – 1.1km
 Blackburn Lake Sanctuary – 2.8km

Transport Nunawading Train Station – 300m
 Bus 735 – Box Hill to Nunawading – 170m
 Bus 273 – Box Hill to Mitcham – Norcal St - 400m
 Bus 902 – Chelsea to Airport West – West St – 450m
 Bus 901 - City to Ringwood Nth- Springvale Rd - 600m

Terms
 10% deposit, balance 90/120 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels
 All fixed floor coverings, window furnishings and light fittings.

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

6/7-9 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$572,000

Median sale price

Median price \$806,000

House

Unit

X

Suburb Nunawading

Period - From 01/04/2017

to

30/06/2017

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	3/10 Quarry Rd MITCHAM 3132	\$575,000	24/06/2017
2	11/513 Mitcham Rd VERMONT 3133	\$550,000	13/06/2017
3	12/374 Springvale Rd FOREST HILL 3131	\$526,000	29/04/2017

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.~~

Mark Johnstone

9894 1000

0417 377 916

mjohnstone@woodards.com.au

Indicative Selling Price

\$520,000 - \$572,000

Median Unit Price

June quarter 2017: \$806,000



 2  - 

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/10 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$575,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 3

Property Type: Unit



11/513 Mitcham Rd VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: Unit



12/374 Springvale Rd FOREST HILL 3131 (REI) **Agent Comments**

 2  1  1

Price: \$526,000

Method: Auction Sale

Date: 29/04/2017

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 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.