



woodards 

63 Dickasons Road, Heathmont

Additional information

Land size: 1067m²
 Built 2002
 Split system air conditioning
 Colourbond roof
 Gutter guard
 Gas ducted heating
 Ceiling fans
 Concrete stumps
 Underhouse storage
 Double lock up auto garage with workspace
 900mm stainless steel gas cook top
 600mm stainless steel electric oven
 Miele stainless steel dishwasher
 Spa bathrooms
 Separate laundry with storage space and external access
 Landscaped gardens
 Water tank
 Instant hot water
 Balcony with mountain views

Rental Estimate

\$430- \$470 per week

Settlement

30/60 days or by negotiation

Agent's Estimate of Selling Price \$800,000 - \$880,000

Close proximity to ...

Schools	Bayswater Secondary College (zoned- 1.8km) Heathmont College (1.7km) Heathmont East Primary school (1km) Bayswater Primary School (1km)
Shops	Heathmont Village shops (900m) Eastland Shopping Centre (4.4km) Mountain Hwy shopping (2.2km)
Parks	HE Parker Reserve (550m) Dandenong Creek trail (400m) Dandenong Creek reserve (600m) Heathmont Reserve (1.2km)
Transport	Heathmont Train Station (1km) Bus Route 679 Chirnside Park – Ringwood



Rachel Waters
0413 465 746



Julian Badenach
0414 609 665

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

63 Dickasons Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$934,500 House X Unit Suburb Heathmont

Period - From 01/04/2018 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	8 The Outlook HEATHMONT 3135	\$944,000	25/03/2019
2	1 Anne Ct HEATHMONT 3135	\$871,000	14/06/2019
3	5 Leawarra Dr HEATHMONT 3135	\$840,000	21/06/2019

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.

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 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.