



woodards 

266 Hawthorn Road, Vermont South

Additional information

Land size: 744sqm approx.
Council rates: \$1,848 pa (refer to Sec 32)
Water rates: \$628 pa plus usage (refer to Sec 32)
Zoned for Vermont Secondary College
4 bedroom plus study
Master Bedroom has mirrored doors which opens up to a Walk-In-Robe and private ensuite.
2 further ground level bedrooms with BIRs
4th bedroom positioned on the lower ground level
Spa bathroom
Large and open plan lounge and dining room.
Sizeable casual meals area
Kitchen has an array of great storage and quality appliances including an original St George Oven
Home Office/Rumpus room
New Flooring and Carpet
Recently painted
Huge laundry
Solar Power
Ducted vacuum
Secure alarm
Covered Elevated deck for meals and views
Expansive back garden
External shutters
Shed
Under house Storage
Double Remote Garage

Auction

Saturday June 4 at 1pm

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Close proximity to

Schools

Vermont Secondary College - Zoned (1.78km)
Livingstone Primary School – (410m)
Highvale Secondary College (2.07km)
Parkmore Primary School (720m)

Shops

Forest Hill Chase (3.3km)
Vermont South Shopping Centre (1.4km)

Parks

Bellbird Dell Playground North (1km)
Billabong Park (2.7km)

Transport

Mitcham Train Station (4.2km)
Tram 75 (2.3km)
Bus 902 Whitehorse Gardens/Springvale Road

Rental Estimate

\$600 - \$650 per week based on current market conditions

Chattels

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



Mark Johnstone
0417 377 916



Rachel Waters
0413 465 746

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

266 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,451,000

Property Type

House

Suburb

Vermont South

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	14 Charlnet Dr VERMONT SOUTH 3133	\$1,286,000	04/12/2021
2	48 Lasiandra Av FOREST HILL 3131	\$1,253,000	12/02/2022
3	3 Mullens Rd VERMONT SOUTH 3133	\$1,217,000	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:

10/05/2022 15:24



 4  2  2

Rooms: 8
Property Type: House
Land Size: 744 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2022: \$1,451,000

Comparable Properties



14 Charlnet Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,286,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 680 sqm approx



48 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments

 4  2  -

Price: \$1,253,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 756 sqm approx



3 Mullens Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 4  3  2

Price: \$1,217,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 714 sqm approx

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.