



7 Wingrove Street, Forest Hill

Additional Information

Land size: 590sqm (Approx.)
 Council rates: \$TBA p/a (approx.)
 Polished boards
 Modern kitchen with stone benches
 Fully tiled bathroom (less than 2 yrs old)
 Stainless steel electric oven
 600mm gas cook top
 Bosch dishwasher
 Gas ducted heating
 Evaporative cooling
 Split system air conditioning
 Bungalow with a/c and powder room
 Alarm system wired – but disconnected
 Fast network cable connection in all bedrooms
 Covered patio
 Single garage

Potential rental return
 \$400 per week approx.

Auction
 Saturday 5th May at 11am

Contact
 Rachel Waters – 0413 465 746
 Luke Banitsiotis – 0402 261 116

Close proximity to

Schools Parkmore Primary School (Zoned) – 450m
 Forest Hill College (Zoned) – 2.1km
 Vermont Secondary College – 2.5km
 St Timothy's Primary School – 500m
 Emmaus College – 1.5km

Shops Brentford Square – 900m
 Forest Hill Chase shopping centre – 1.9km
 Vermont South Shopping Centre – 2.0km
 Burwood One Shopping Centre – 3.9km

Parks Whitehorse Gardens – 1.2km
 Forest Hill Reserve – 1.2km
 Stephens Reserve – 1.3km
 Bellbird Dell Reserve – 1.9km

Transport Nunawading Train Station – 3.1km
 Mitcham Train Station – 3.7km
 Tram route 75 – Docklands to Vermont South – 2.1km
 Bus route 765 – Mitcham to Box Hill – 160m

Terms
 10% deposit, balance 75 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

7 Wingrove Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,084,000 House X Unit Suburb Forest Hill

Period - From 01/01/2017 to 31/12/2017 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	177 Mahoneys Rd FOREST HILL 3131	\$980,000	18/11/2017
2	117 Jolimont Rd VERMONT 3133	\$950,000	18/11/2017
3	52 Ashmore Rd FOREST HILL 3131	\$920,000	24/03/2018

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.



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2017: \$1,084,000

Comparable Properties



177 Mahoneys Rd FOREST HILL 3131 (REI/VG) Agent Comments

 3  1  1

Price: \$980,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx



117 Jolimont Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 610 sqm approx



52 Ashmore Rd FOREST HILL 3131 (REI)

Agent Comments

 4  2  2

Price: \$920,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 582 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.