



40 Stevens Road, Forest Hill

Additional information

Land size: 586 sqm approx.
 3 bedrooms
 Gas fireplace
 Loung & dining areas
 2nd living room/3rd bedroom with timber floors
 Kitchen with quality appliances
 Laundry with storage
 Stylish bathroom
 2nd toilet off the laundry
 3 reverse cycle heating and cooling units
 Rainwater tank
 Extra large single garage
 Landscaped front courtyard

Deadline Private Sale

Closing Thursday 26th July at 3pm

Contact

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

Close proximity to

Schools	Parkmore Primary School (zoned) – 0.85km Vermont Primary School – 1.5km Vermont Secondary College – 2.4km Forest Hill College – 2.5km
Shops	Brentford Square – 0.55km Vermont South Shopping Centre – 1.9km Forest Hill Chase Shopping Centre – 2.2km Burwood One Shopping Centre – 4.3km
Parks	Municipal Horticulture Centre And Community Garden – 0.6km Stephens Reserve – 0.9km Forest Hill Reserve – 1.3km
Transport	Nunawading Train Station – 3.0km Mitcham Train Station – 3.3km Bus Route 765 Mitcham - Box Hill via Brentford Square Bus Route 736 Mitcham - Blackburn via Vermont South, Glen Waverley, Forest Hill

Potential rental return

\$500.00-550.00 per week approx.

Terms

10% deposit, balance 30/60 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 and electric light fittings & window furnishings as inspected

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

40 Stevens Road, Forest Hill Vic 3131

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

Range between \$880,000

&

\$968,000

Median sale price

Median price \$924,850

House

X

Unit

Suburb

Forest Hill

Period - From 01/01/2018

to

31/03/2018

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	7 Wingrove St FOREST HILL 3131	\$960,000	05/05/2018
2	45 Faulkner St FOREST HILL 3131	\$940,000	21/04/2018
3	66 Stevens Rd FOREST HILL 3131	\$885,000	17/03/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



7 Wingrove St FOREST HILL 3131 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 590 sqm approx



45 Faulkner St FOREST HILL 3131 (REI)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 595 sqm approx

66 Stevens Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 594 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 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.