



680 Stud Road, Scoresby

Additional Information

Land size: 730 m² approx.

Corner block with two crossovers

RGZ1 Residential Growth Zone – Schedule 1

Potential to build new luxury home, townhouses/units or multi storey development (all STCA)

3 bedrooms with built-in robes

Study or 4th bedroom

2 bathrooms

Self-contained one bedroom bungalow with own access, separate gas, electricity and phone to the main property.

Gas ducted heating

Evaporative cooling

Ducted vacuum

Security system

Garden shed

2 water tanks

Single carport

Double garage

Rental Appraisal

\$480-\$520 per week

\$120-\$140 per week for bungalow

Auction

Saturday 6th October 2018 at 11am

Contact

Christine Bafas – 0427 853 610

Cameron Way – 0418 352 380

Close proximity to

Schools

Scoresby Primary School (Zoned) – 1.2km

Scoresby Secondary College – 750m

Wantirna College – 4.4km

Swinburne University – Stud Rd, Wantirna – 1.9km

Shops

Westfield Knox Shopping Centre – 2.7km

Woolworth Scoresby – 1.8km

Bunnings Scoresby – 2km

Caribbean Market – 3.5km

Parks

Benedikt Reserve – 800m

Carrington Park – 2.1km

Caribbean Gardens – 3.5km

Knox Gardens Reserves – 1.2km

Transport

Bus Route 681 - Lysterfield - Knox City via Wantirna, Scoresby, Rowville

Bus Route 682 - Lysterfield - Knox City via Wantirna, Scoresby, Rowville

Bus Route 901 - Frankston - Melbourne Airport (SMARTBUS Service)

Bus Route 969 - Night Bus - City - Caulfield - Ferntree Gully Rd - Rowville - Wantirna - Ringwood

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, 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

680 Stud Road, Scoresby Vic 3179

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$883,500

House

X

Unit

Suburb Scoresby

Period - From 01/07/2017

to

30/06/2018

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		
2		
3		

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.

Recent Sales of Interest



708-710 Stud Rd SCORESBY
Undisclosed
SOLD above \$2,100,000 June 2018
6 beds, 4 bath, 4 car
Land: 1420sqm



711 Stud Rd SCORESBY
SOLD \$1,300,000 June 2017
3 beds, 2 bath, 2 car
Land: 755sqm



627 Stud Rd SCORESBY
SOLD \$1,000,000 January 2017
3 beds, 1 bath, 1 car
Land: 771sqm



629 Stud Rd SCORESBY
SOLD \$1,150,000 January 2017
4 beds, 2 bad, 4 car
Land: 768sqm

Source: Realestateview.com.au PDOL – Property data Online
Contact: Christine Bafas 0427 835 610
Office: 100 South Parade, Blackburn 9894 1000

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.