woodards w



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.



Christine Bafas 9894 1000 0427 835 610 cbafas@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198							
Property offered	d for sale	!							
Address Including suburb and postcode		680 Stud Road, Scoresby Vic 3179							
Indicative sellin	g price								
For the meaning o	f this price	see cons	sumer.vic.gov.	au/underd	quoting				
Range between \$1,000,0		00 &			\$1,100,000				
Median sale pri	се								
Median price \$	883,500	Hou	use X	Unit			Suburb	Scoresby	,
Period - From 0	1/07/2017	to	30/06/2018		Source	REIV			
Comparable pro	operty sal	les (*De	lete A or B b	elow as	applica	ble)			
	nat the esta		s sold within to or agent's rep				•		
Address of comparable property							Price	Date	of sale
1									
2									
3									
OR									
B* The estat	e agent or	agent's r	epresentative i	reasonabl	lv believe	s that fe	ewer than t	hree comr	parable

If he 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.





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Christine Bafas 9894 1000 0427 835 610 cbafas@woodards.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

Year ending June 2018: \$883,500

Rooms:

Property Type: House Land Size: 730 sqm approx

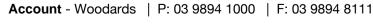
Agent Comments

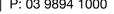
Additional self contained bungalow on a corner block, zoned RGZ1

Comparable Properties

BEWSELL AVENUE

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.