



4 Kira Court, Forest Hill

Additional Information

Land size: 250m² approx.

Council rates: \$TBA

North facing

Separately titled

Ducted heating, evaporative cooling & reverse cycle cooling in living zone

Timber floors

Stone-featured kitchen offering Westinghouse and Fisher & Paykel appliances

Master bedroom suite with walk in robe and stone bathroom

BIRS to bedrooms

Covered patio deck

Private garden

Security door

Dual access double remote garage

Rental Return

\$430 - \$480 approx. per week

Auction

Saturday 3rd June at 11:00am

Contact

Luke Banitsiotis 0402 261 116

Rachel Waters 0413 465 746

Close proximity to

Schools

Burwood Heights Primary School (zoned) – 500m

Parkmore Primary School – 1.3km

Forest Hill College (zoned) – 500m

Highvale Secondary College – 3.5km

Shops

Forest Hill Chase Shopping Centre – 650m

Blackburn South Shopping Centre – 2.4km

Burwood One Shopping Centre – 2.2km

Blackburn Shopping Mall – 3.2km

Parks

Bob Saker Oval – 26m

Forest Hill Reserve – 1.4km

Blackburn Lake Sanctuary – 2.0km

Transport

Bus route 735 – Box Hill to Nunawading – 130m

Bus route 736 – Mitcham to Blackburn – 130m

Bus route 765 – Mitcham to Box Hill – 130m

Bus route 703 – Mdl Brighton to Blackburn – 550m

Nunawading Train Station – 3.1km

Council Capital Improved Valued

\$640,000

Terms

10% deposit, balance 90/120 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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 250 sqm

Agent Comments

Comparable Properties



1/38 Lawrence St BLACKBURN SOUTH 3130 (REI)

 3  2  2

Price: \$910,000

Method: Auction Sale

Date: 11/02/2017

Rooms: 6

Property Type: Unit

Agent Comments

Superior suburb. Similar condition. Similar size.



2/15 Jackson St FOREST HILL 3131 (REI)

 3  2  2

Price: \$870,000

Method: Private Sale

Date: 02/02/2017

Rooms: 4

Property Type: Unit

Land Size: 238 sqm

Agent Comments

Comparable property.



21 Sandon Cirt FOREST HILL 3131 (REI)

 3  2  1

Price: \$789,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 265 sqm

Agent Comments

Inferior location. Body corporate. Only one car space.

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

4 Kira Court, Forest Hill Vic 3131

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,096,000

House

X

Suburb

Forest Hill

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/38 Lawrence St BLACKBURN SOUTH 3130	\$910,000	11/02/2017
2/15 Jackson St FOREST HILL 3131	\$870,000	02/02/2017
21 Sandon Cirt FOREST HILL 3131	\$789,000	08/04/2017

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.