



25 Wattleblossom Road, Warrandyte

Additional Information

Land Size: 759sqm (approx.)
 Dual level home
 Master bedroom with private ensuite & built-in robe
 2 more bedrooms with built in robes
 Study with the potential to be converted into a 4th bedroom
 Positioned on the high side of the street
 Ground floor lounge featuring quality timber floors and high angled wooden ceilings
 Formal dining zone
 Sizable casual meals area with quality slate tiles underfoot
 Renovated stone kitchen which features premium Smeg/Westinghouse/Bosch stainless steel appliances on a top of soft closing drawers
 Central bathroom
 Laundry
 Ducted heating
 Evaporative cooling
 Superb rear garden with veggie patch
 Double carport

Potential rental return

\$580.00-\$640.00 per week

Private Sale

Contact

Mark Johnstone 0417 377 916
 Luke Banitsiotis 0402 261 116

Close proximity to

Schools
 Warrandyte Primary School – Zoned – 2.4km
 Warrandyte High School – Zoned – 5.5km
 Anderson's Creek Primary School – 3.7km

Shops
 Eastland Shopping Centre– 9.2km
 Chirnside Park Shopping Centre -10.9km

Parks
 The Island – 650m
 Merlins Track – 400m
 Jumping Creek Reserve – 3.1km
 Warrandyte State Park – 4.4km

Transport
 Bus 364 Warrandyte - Ringwood Station via Croydon & Warrandyte Rd & Eastland SC Bus
 906 City - Warrandyte via The Pines SC (SMARTBUS service)

Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing.

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

25 Wattleblossom Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,230,000 House ☒ Unit ☐ Suburb Warrandyte

Period - From 01/04/2018 to 31/03/2019 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.

25 Wattleblossom Road, Warrandyte Vic 3113

woodards 

Mark Johnstone

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0417 377 916

mjohnstone@woodards.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending March 2019: \$1,230,000



 3  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 759 sqm approx

Agent Comments

Comparable Properties

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.

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.