



## 73 Woodhouse Grove, Box Hill North

### Additional Information

Land Size: 585sqm (Approx.)  
 3 bedrooms  
 Excellent floorplan  
 Spacious lounge  
 Gas fireplace  
 Large meals  
 Retro kitchen  
 Main bedroom with built-in Robes  
 Central bathroom  
 2<sup>nd</sup> toilet  
 Laundry  
 North-facing garden  
 Undercover deck  
 Single garage

**Potential rental return**  
 \$430.00 - \$450.00 per week approx.

**Auction**  
 Saturday 2<sup>nd</sup> June 2pm

**Contact**  
 Demi Liu – 0434 192 556  
 Cameron Way- 0418 352 380

### Close proximity to

<b>Schools</b>	Koonung Secondary College (Zoned) – 850m Box Hill North Primary School (Zoned) – 160m Kerrimuir Primary School – 1.1km Box Hill High School – 3.1km
<b>Shops</b>	Kerrimuir Shopping Strip – 2.0km Westfield Doncaster shopping centre – 2.1km Box Hill Central – 2.1km
<b>Parks</b>	Frank Sedgman Reserve – 500m Bushy Creek Parklands – 500m Elgar Park – 800m Springfield Park – 1.4km
<b>Transport</b>	Eastern Freeway – 800m Box Hill Station – 2.2km Bus 903 – Wimmera St – Alton to Mordialloc Bus 966 – Night Bus – City – Kew – Doncaster Rd – Box Hill

**Council Capital Improved Value**  
 \$TBA

**Terms**  
 10% deposit, balance 42 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 73 Woodhouse Grove, Box Hill North Vic 3129

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 &amp; \$1,100,000

**Median sale price**

Median price \$1,501,000 House X Unit Suburb Box Hill North

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	581 Elgar Rd MONT ALBERT NORTH 3129	\$1,085,000	24/11/2017
2	9 Eram Rd BOX HILL NORTH 3129	\$1,061,000	14/04/2018
3	500 Middleborough Rd BLACKBURN 3130	\$1,050,000	15/12/2017

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.



 3  - 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 585 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2018: \$1,501,000

## Comparable Properties



**581 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$1,085,000

**Method:** Sold Before Auction

**Date:** 24/11/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**9 Eram Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,061,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

**500 Middleborough Rd BLACKBURN 3130 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,050,000

**Method:** Sale

**Date:** 15/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 535 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 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.