



**woodards** 

## 42 Lorikeet Street, Nunawading

### Additional information

Land: 724sqm approx  
 Zoned for Vermont Secondary College  
 4 bedrooms plus study  
 Well appointed and bright central bathroom  
 Generous lounge and dining zones which are serviced by a fireplace  
 The kitchen has a rustic and almost country feel to it with timber benchtops complimented by stainless steel appliances  
 The generous bedroom is further enhanced by a walk-in robe and updated ensuite  
 A secluded bedroom up a few stairs offers amazing space and soaring cathedral ceilings  
 2 other bedrooms deliver great space  
 Wonderful open courtyard surrounded by leafy gardens  
 Laundry  
 Ducted heating  
 Reverse cycle cooling  
 Large shed  
 Front garden area  
 Double tandem carport

### Private Sale

Asking \$1,100,000



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

### Close proximity to

**Schools** Mount Pleasant Road Primary School – Zoned (550m)  
 Vermont Primary School (2.1km)  
 Vermont Secondary College - Zoned (2.9km)

**Shops** Brentford Square Shopping Centre (1.7km)  
 Nunawading Homemaker HQ (1.8km)  
 Mitcham Shopping Centre (2.3km)  
 Forest Hill Chase (3.3km)

**Parks** Charles Rooks Reserve (120m)  
 Redland Drive Reserve (1.4km)

**Transport** Nunawading train station (2.3km)  
 Bus 738 Lower Court (350m)  
 Bus 273 Whitehorse Road (1.2km)

### Rental Estimate

\$550 - \$600 per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Settlement

90/120 days or any other such terms that have been agreed to in writing by the vendor prior to auction

# 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

42 Lorikeet Street, Nunawading Vic 3131

### Indicative selling price

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

Single price

\$1,100,000

### Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2019

to

30/09/2020

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	16 Carter Av NUNAWADING 3131	\$1,070,000	07/07/2020
2	97 Betula Av VERMONT 3133	\$1,010,000	01/06/2020
3	37 Nicholson St NUNAWADING 3131	\$1,000,000	05/08/2020

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.~~

This Statement of Information was prepared on:

01/12/2020 12:55



 4  
  2  
  2

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000

**Median House Price**

Year ending September 2020: \$1,035,000

## Comparable Properties

**16 Carter Av NUNAWADING 3131 (VG)**

Agent Comments

 4  
  -  
  -

**Price:** \$1,070,000

**Method:** Sale

**Date:** 07/07/2020

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**97 Betula Av VERMONT 3133 (REI/VG)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 01/06/2020

**Property Type:** House

**Land Size:** 642 sqm approx

**37 Nicholson St NUNAWADING 3131 (REI/VG)**

Agent Comments

 4  
  2  
  2

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

**Method:** Private Sale

**Date:** 05/08/2020

**Property Type:** House

**Land Size:** 700 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.