

woodards **w**

107/1-3 Watts Street, Box Hill

Additional information

Whitehorse city council rates: TBA

Owners Corporation fees: \$5,200.00 Including car stacker

2 bedrooms with built in robes Master bedroom with ensuite

Bosch appliances

Caesar stone bench tops

Dishwasher

Ample cupboards for storage

Large balcony Second bathroom European laundry

Split system heating/cooling

Intercom

Single secure undercover car space

Storage cage

Key card security with entry

Rental Estimate

\$430-\$440 per week based on current market conditions

Chattels

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

Close proximity to

Schools Laburnum Primary School – Zoned (1.6km)

Kerrimuir Primary School, Box Hill North (1.8km)

Koonung Secondary College, Mont Albert North (1.8km) Box Hill High School- Whitehorse Rd, Box Hill – Zoned (1.1km)

Shops Box Hill Central- Whitehorse Rd, Box Hill (600m)

Laburnum Village – Salisbury Ave, Blackburn (1.7km)
Burwood One, Burwood Hwy – Burwood (6.6km)
Forest Hill Chase- Canterbury Rd, Blackburn (5.4km)
Westfield Doncaster- Doncaster Road, Blackburn (5.2km)

Parks Graham Bend Park (750m)

Box Hill Gardens (1.9km)

Transport Box Hill train station (600m)

Laburnum train station (1.6km) Box Hill Bus terminal (700m)

Tram 109 Elgar Rd/Whitehorse Rd (1.4km)

Settlement

60/90 days or any other such terms that have been agreed to

in writing by the vendor



Rachel Waters



Mark Johnstone 0417 377 916

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$470,000	&	\$500,000
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Median sale price

Median price	\$500,000	Pro	perty Type	Unit		Suburb	Box Hill
Period - From	29/09/2021	to	28/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	108/21 Cambridge St BOX HILL 3128	\$500,000	17/05/2022
2	3106/850 Whitehorse Rd BOX HILL 3128	\$499,000	01/08/2022
3	3101/850 Whitehorse Rd BOX HILL 3128	\$480,000	09/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/09/2022 15:17













Property Type: Apartment **Agent Comments**

Indicative Selling Price \$470,000 - \$500,000 **Median Unit Price** 29/09/2021 - 28/09/2022: \$500,000

Comparable Properties

108/21 Cambridge St BOX HILL 3128 (VG)

-2







Price: \$500.000 Method: Sale Date: 17/05/2022

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

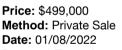












Property Type: Apartment





3101/850 Whitehorse Rd BOX HILL 3128

(REI/VG)





Price: \$480,000 Method: Private Sale Date: 09/06/2022

Property Type: Apartment

Agent Comments

Agent Comments

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111







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 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.