# woodards



Close proximity to

### 16 Mutual Court, Forest Hill

### Additional Information

Land size: 590sqm (Approx.)	Schools	Blackburn Lake Primary School — Zoned — 1.3km
Flat block		Forest Hill College – Zoned – 2.3km
Wide frontage of 17 metres (Approx.)		Parkmore Primary School — 1.4km
Spacious formal lounge		Mt Pleasant Road Primary School – 1.8km
Dedicated formal dining		Nunawading Christian College – 2km
Modern updates		
Polished timber floors	Shops	Forest Hill Chase – 600m
Electric fireplace in formal lounge		Brentford Square – 1.5km
Stainless steel appliances		Blackburn South Shopping Strip – 2.2km
Fisher & Paykel dishdrawers		Nunawading Home HQ — 2.6km
Built in robes to all bedrooms		Box Hill Central – 6km
Modern bathroom with large spa bath		
Ducted heating	Parks	Forest Hill Reserve – 300m
Air conditioning		Aqualink Nunawading – 800m
Sizeable rear garden		Bob Saker Oval – 1.4km
Alarm		Blackburn Lake — 1.6km
	Transport	Nunawading Station – 2km
Potential rental return		Blackburn Station – 2.8km
\$420.00 - \$450.00 per week approx.		Bus 902 – Chelsea to Airport West – 350m
		Bus 735 – Box Hill to Nunawading – 350m

Terms

10% deposit, balance 60/90 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.

Auction Saturday December 16<sup>th</sup> at 12pm

**Contact** Mark Johnstone – 0417 377 916 Russell Wheeler – 0499 774 983

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

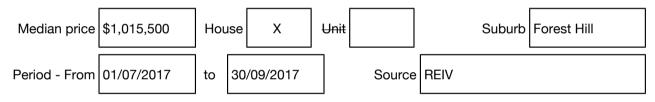
Address	16 Mutual Court, Forest Hill Vic 3131
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000	

### Median sale price



### 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.

Ado	dress of comparable property	Price	Date of sale
1	177 Mahoneys Rd FOREST HILL 3131	\$980,000	18/11/2017
2	44 Lee Ann St FOREST HILL 3131	\$980,000	20/08/2017
3	59 Romoly Dr FOREST HILL 3131	\$971,000	08/08/2017

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

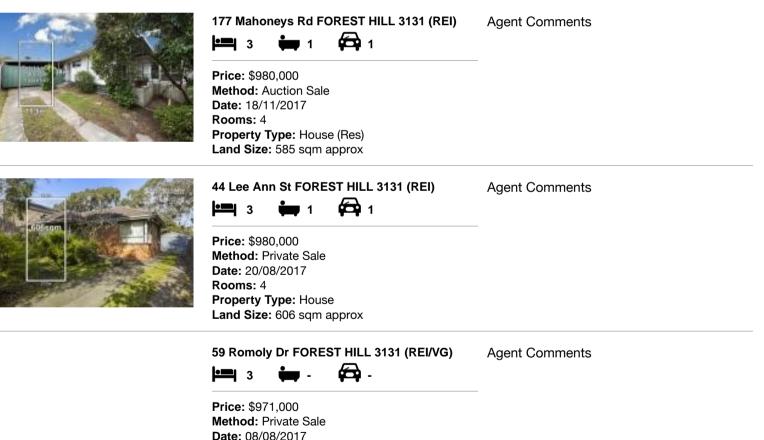
### woodards



Rooms: Property Type: House (Res) Land Size: 589.688 sqm approx Agent Comments Mark Johnstone 9894 1000 0417 377 916 mjohnstone@woodards.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price September quarter 2017: \$1,015,500

### **Comparable Properties**



Date: 08/08/2017 Rooms: -Property Type: House (Res) Land Size: 599 sqm approx

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**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.