



16 Mutual Court, Forest Hill

Additional Information

Land size: 590sqm (Approx.)
 Flat block
 Wide frontage of 17 metres (Approx.)
 Spacious formal lounge
 Dedicated formal dining
 Modern updates
 Polished timber floors
 Electric fireplace in formal lounge
 Stainless steel appliances
 Fisher & Paykel dishdrawers
 Built in robes to all bedrooms
 Modern bathroom with large spa bath
 Ducted heating
 Air conditioning
 Sizeable rear garden
 Alarm

Potential rental return

\$420.00 - \$450.00 per week approx.

Auction

Saturday December 16th at 12pm

Contact

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

Close proximity to

Schools Blackburn Lake Primary School – Zoned – 1.3km
 Forest Hill College – Zoned – 2.3km
 Parkmore Primary School – 1.4km
 Mt Pleasant Road Primary School – 1.8km
 Nunawading Christian College – 2km

Shops

Forest Hill Chase – 600m
 Brentford Square – 1.5km
 Blackburn South Shopping Strip – 2.2km
 Nunawading Home HQ – 2.6km
 Box Hill Central – 6km

Parks

Forest Hill Reserve – 300m
 Aqualink Nunawading – 800m
 Bob Saker Oval – 1.4km
 Blackburn Lake – 1.6km

Transport

Nunawading Station – 2km
 Blackburn Station – 2.8km
 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.

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

16 Mutual Court, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,015,500

House

X

Unit

Suburb Forest Hill

Period - From 01/07/2017

to

30/09/2017

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	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.~~

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



 3  - 

Rooms:

Property Type: House (Res)

Land Size: 589.688 sqm approx

Agent Comments

Comparable Properties



177 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$980,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx



44 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$980,000

Method: Private Sale

Date: 20/08/2017

Rooms: 4

Property Type: House

Land Size: 606 sqm approx

59 Romoly Dr FOREST HILL 3131 (REI/VG)

Agent Comments

 3  -  -

Price: \$971,000

Method: Private Sale

Date: 08/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 599 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.