



woodards 

13 Marong Terrace, Forest Hill

Additional information

Council Rates: \$1386.25pa (refer Section 32)
 Water Rates: \$237.33pq +usage (refer Section 32)
 Owners Corp: \$1943.84pa (refer Section 32)
 Land size: 274sqm approx.
 Built: Circa 1997
 North facing frontage
 Evaporative cooling
 Braemar wall heater
 Electric wall heaters in 2 bedrooms
 L shaped lounge & dining
 Tiled family room with built in TV unit
 Electric wall oven
 4 burner gas cooktop
 Dishwasher
 3 bedrooms with BIR
 Ensuite to main bedroom
 Paved courtyard
 Single garage (remote) with internal access

Rental Estimate

\$450per week based on current market conditions

Chattels

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

Close proximity to

Schools Blackburn Lake Primary- Florence St, Blackburn (1.4km)
 Forest Hill College- Mahoneys Rd, Burwood (2.1km)
 Emmaus College- Springvale Rd, Vermont South (2.8km)
 Deakin University- Burwood Hwy, Burwood (7km)

Shops Forest Hill Chase- Canterbury Rd, Forest Hill (600m)
 Burwood Brickworks- Middleborough Rd, Burwood East (5km)
 Box Hill Central- Whitehorse Rd, Box Hill (5.4km)
 Westfield Doncaster- Doncaster Rd, Doncaster (9km)
 Eastland- Maroondah Hwy, Ringwood (8.3km)

Parks Mahoneys Reserve- Mahoneys Rd, Forest Hill (1.4km)
 Blackburn Lake- Lake Rd, Blackburn (2.3km)

Transport Nunawading train station (2.2km)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 735 Box Hill to Nunawading

Settlement

10% deposit, 60/90 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.

Method

Auction Saturday 2nd July at 10am



Julian Badenach
 0414 609 665



Rachel Waters
 0413 465 746

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

13 Marong Terrace, Forest Hill Vic 3131

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Forest Hill

Period - From 02/06/2021

to

01/06/2022

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	Price	Date of sale
1	25 Marong Tce FOREST HILL 3131	\$970,000	28/02/2022
2	26 Enfield PI FOREST HILL 3131	\$840,000	19/02/2022
3	19 Sandon Cirt FOREST HILL 3131	\$820,000	28/05/2022

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:

02/06/2022 11:10



 3  2  1

Property Type: House
Land Size: 274 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

02/06/2021 - 01/06/2022: \$800,000

Comparable Properties

25 Marong Tce FOREST HILL 3131 (VG)

 3  -  -

Agent Comments

3 beds, 2 bath, 1 car- same floorplan

Price: \$970,000

Method: Sale

Date: 28/02/2022

Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Dwelling



26 Enfield PI FOREST HILL 3131 (REI/VG)

 3  1  1

Agent Comments

Price: \$840,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)
Land Size: 213 sqm approx



19 Sandon Cirt FOREST HILL 3131 (REI)

 3  2  1

Agent Comments

Price: \$820,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)
Land Size: 254 sqm approx

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 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.