

## 116 Dorking Road Box Hill North



- Executive Summary
- Planning Permit
- Recent Sales in the Area (Townhouses)

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000

## INTRODUCTION

Woodards Blackburn, under instructions from the Vendor, are delighted to offer an enticing three (3) townhouse development site at 116 Dorking Road Box Hill North. The property enjoys an excellent position - offering its future residents the best of all to live, work and play.

Fantastic development opportunity on approximately 910 m2 of land with planning permit for 3 four bedroom homes.

All the hard work has been done giving you the guarantee you need to complete your next development.

This property is superbly positioned within walking distance to buses and parks and only a short trip to the restaurants, cafes, shops and train station available within the heart of Box Hill. This great property is also within the Box Hill High School zone close to additional outstanding schools, including Kerrimuir Primary School and Kingswood College.

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000

## Box Hill North DEMOGRAPHIC OVERVIEW

Box Hill North is located 14 km east of the CBD. Box Hill North's boundaries are Koonung Creek in the north, Elgar Road in the west, Middleborough Road in the east, and Thames Street in the south. The eastern part of Box Hill North is also known as Kerrimuir. The Suburb is primarily of a residential use.

There are numerous parks in the suburb, including Elgar Park, Bushy Creek Park, Memorial Park, Springfield Park, Tassell's Park, Frank Sedgman Reserve, Hagenauer Reserve, Halligan Park, Eram Park as well as many smaller, often unnamed, reserves. Of these, only Elgar Park and Springfield Park contain an Australian rules football oval. Most of these parks have walking and bicycle paths and children's playgrounds.



**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556




**Office:** 100 South Parade, Blackburn 9894 1000

## PROPERTY DESCRIPTION

This stunning development opportunity has approved plans and permits in place for three townhouses. These perfectly designed townhouses will appeal to growing families, young professionals, and empty nesters.

## Planning Permit

The planning permit was issued by the Whitehorse City Council on 28 April 2017. The planning permit involves construction of three (3) dwellings.

	Townhouse 1	Townhouse 2	Townhouse 3
	4	4	4
	3	3.5	3.5
	2	2	2

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000



## SITE AREA & BUILD AREA

**Total Site Area** 910m<sup>2</sup>

### **Townhouse 1**

Ground Floor 112 m<sup>2</sup>

Garage 33 m<sup>2</sup>

First Floor 79 m<sup>2</sup>

**Overall living space** **224 m<sup>2</sup>** **24.11 sq**

P.O.S 203 m<sup>2</sup>

### **Townhouse 2**

Ground Floor 119 m<sup>2</sup>

Garage 33 m<sup>2</sup>

First Floor 76 m<sup>2</sup>

**Overall living space** **228 m<sup>2</sup>** **24.5 sq**

P.O.S 57 m<sup>2</sup>

### **Townhouse 3**

Ground Floor 120 m<sup>2</sup>

Garage 33 m<sup>2</sup>

First Floor 73 m<sup>2</sup>

**Overall living space** **226 m<sup>2</sup>** **24.3 sq**

P.O.S 56 m<sup>2</sup>

## LOCATION

**Schools** Kerrimuir Primary School - Zone (900 m)

Box Hill High School - Zone (1.3 km)

Kingswood College (3.0km)

**Shops** Box Hill Centre (1.5 k m)

Westfield Doncaster (3.3 km)

**Parks** Springfield Park (50m)

Box Hill Garden (1.1km)

**Transport** Box Hill Train Station (1.5km)

Bus Route 270 Box Hill- Mitcham (100 m)

Eastern Freeway (2.6 km)

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000

## Sales of interest (Townhouses) in the area



66 Dorking Road Box Hill

\$1,400,000      SOLD 23/09/2017

4 Bed, 3 Car, 2 Car



1a Luther St Box Hill North

\$1,275,000      12/11/2016

4 Bed, 2 Car, 2 Car



2/11 Aspinall Road Box Hill North

\$1,250,000      SOLD 22/06/2017

4 Bed, 2 Bath, 2 Car



4/73 Margaret St Box Hill North

\$1,485,000      SOLD 17/03/2017

4 Bed 3 Bath, 2 Car

**Source:** Realestateview.com.au PDOL – Property Data Online

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000



3D impression pictures

**Woodards Blackburn**

**Contact:** Demi Liu 0434 192 556

**Office:** 100 South Parade, Blackburn 9894 1000



## SALES & MARKETING AGENTS



**Demi Liu Property Consultant**  
Woodards | 100 South Parade, Blackburn 3130  
P 03 9894 1000 | F 03 9894 8111 |  
M 0434 192 556 [dliu@woodards.com.au](mailto:dliu@woodards.com.au)



**Julian Badenach Director/Property Consultant**  
Woodards | 100 South Parade, Blackburn 3130  
P 03 9894 1000 | F 03 9894 8111 |  
M 0414 609 665 [jbadenach@woodards.com.au](mailto:jbadenach@woodards.com.au)

### DISCLAIMER

This information memorandum has been prepared by Woodards. This document does not constitute an offer or contract of sale or any part of an offer or contract of sale. It is intended as a guide and an aid to further investigation by potential purchasers. Potential purchasers accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Woodards and may be based on assumptions. In passing this information on, Woodards does not warrant that such information or assumptions are accurate or correct. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Woodards at the date of preparing this document and assumptions which may be incorrect. Woodards does not warrant that such statements are or will be accurate or correct.

Woodards provides this document on the condition that, subject to any statutory limitation on its ability to do so, Woodards disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

## 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

116 Dorking Road, Box Hill North Vic 3129

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

Range between \$1,800,000

&amp;

\$1,980,000

**Median sale price**

Median price \$1,381,000

House

X

Unit

Suburb Box Hill North

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	10 Melrose St MONT ALBERT NORTH 3129	\$1,918,000	12/08/2017
2	5 Bedford St BOX HILL 3128	\$1,855,000	03/06/2017
3	81 Shannon St BOX HILL NORTH 3129	\$1,800,000	19/08/2017

**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.



**Rooms:**  
**Property Type:** Development Site (Res)  
**Land Size:** 910 sqm approx  
**Agent Comments**

## Comparable Properties



**10 Melrose St MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,918,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 952 sqm approx



**5 Bedford St BOX HILL 3128 (REI/VG)**

**Agent Comments**



**Price:** \$1,855,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 875 sqm approx



**81 Shannon St BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx