



## 13 Loddon Street, Box Hill North

### Additional Information

Land Size: 439sqm (Approx.)

Proportioned living zones

Enormous master bedroom with robe storage and a private spa ensuite

Space & flexibility

Two downstairs living areas

Stylish timber floors

Central family and meals area

Stone kitchen

quality stainless steel appliances

Westinghouse oven and dishwasher

Flexible downstairs bedroom study/ home office

Upstairs bedrooms with built-in robes

Alfresco dining area

Ducted heating

Refrigerated cooling

Reverse cycle cooling

Double remote garage

### Potential rental return

\$550.00 - \$600.00 per week approx.

### Private Sale

### Contact

Luke Banitsiotis – 0402 261 116

Demi Liu – 0434 192 556

### Close proximity to

#### Schools

Kerrimuir Primary School – Zoned – 1km

Koonung Secondary College – Zoned – 1.8km

Box Hill North Primary School – 1.6km

Box Hill High School – 2km

#### Shops

Kerrimuir Shopping Strip – 1km

North Blackburn Shopping Centre – 2.2km

Box Hill Central – 3km

#### Parks

Bushy Creek Reserve – 280m

Springfield Park – 500m

Box Hill Gardens – 1.2km

Elgar Park – 2.3km

#### Transport

Eastern Freeway – 2km

Laburnum Station – 2.4km

Box Hill Central – 3km

Bus 903 – Wimmera St – Alton to Mordialloc

Bus 270 – Wimmera St – Box Hill to Mitcham

### Council Capital Improved Value

\$TBA

### Terms

10% deposit, balance 120 days or other such terms that the vendors have agreed to in writing.

### 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

13 Loddon Street, 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)

Single price \$1,295,000

#### 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		
2		
3		

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.

13 Loddon Street, Box Hill North Vic 3129

woodards 

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

**Indicative Selling Price**

\$1,295,000

**Median House Price**

September quarter 2017: \$1,381,000



 4  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 439 sqm approx

Agent Comments

## Comparable Properties

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.

## **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.